



## Auckland Way, Hartburn, Stockton-On-Tees, TS18 5LB

This beautiful 2 bedroom semi-detached bungalow with SOUTH FACING GARDEN is in a desirable Hartburn area and is offered for sale with NO CHAIN. Well positioned for easy access to shops and amenities with the A66 and A19 a short distance away providing access to good road networks throughout Teesside and beyond.

Entry via the lobby which leads to a contemporary kitchen with sleek high gloss units, integrated oven, hob and fridge/freezer. A welcoming spacious lounge, with feature fireplace leads to the inner hall. The property benefits from a modern shower room and master bedroom with built in wardrobes. A further bedroom completes the living space.

The bungalow also benefits from uPVC double glazing, gas central heating and part boarded loft.

Ample parking is available on the block paved driveway leading up to the detached garage. The rear garden is designed for easy maintenance, mostly paved with a small Astroturf area at the back.

**Asking Price £160,000**



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**LOBBY**

**LOUNGE**

12'2" x 15'10" (3.71m x 4.83m)

**KITCHEN**

10'7" x 7" (3.23m x 2.13m)

**BEDROOM ONE**

12'11" x 8'10" (3.94m x 2.69m)

**SHOWER ROOM**

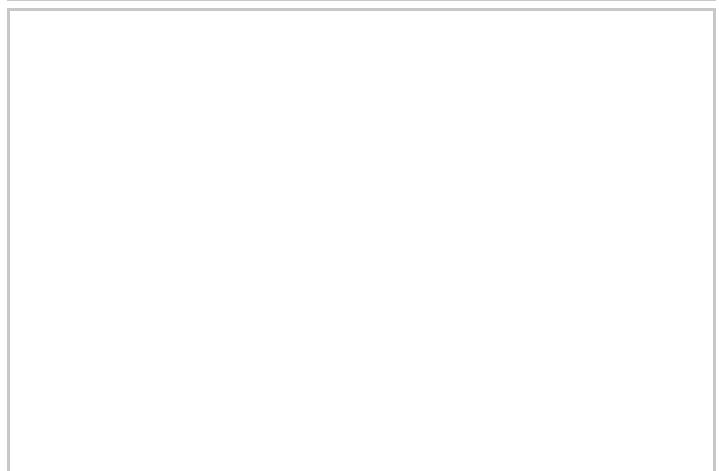
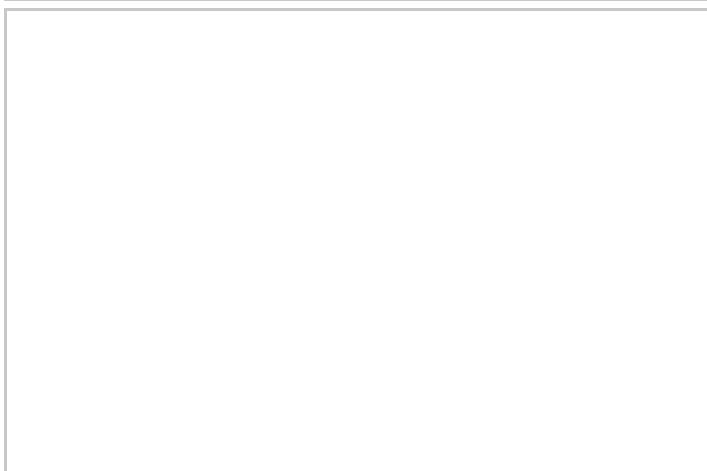
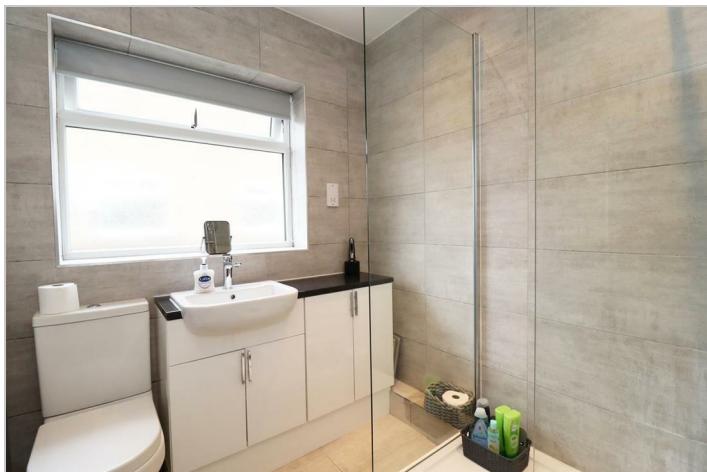
6" x 7'4" (1.83m x 2.24m)

**BEDROOM TWO**

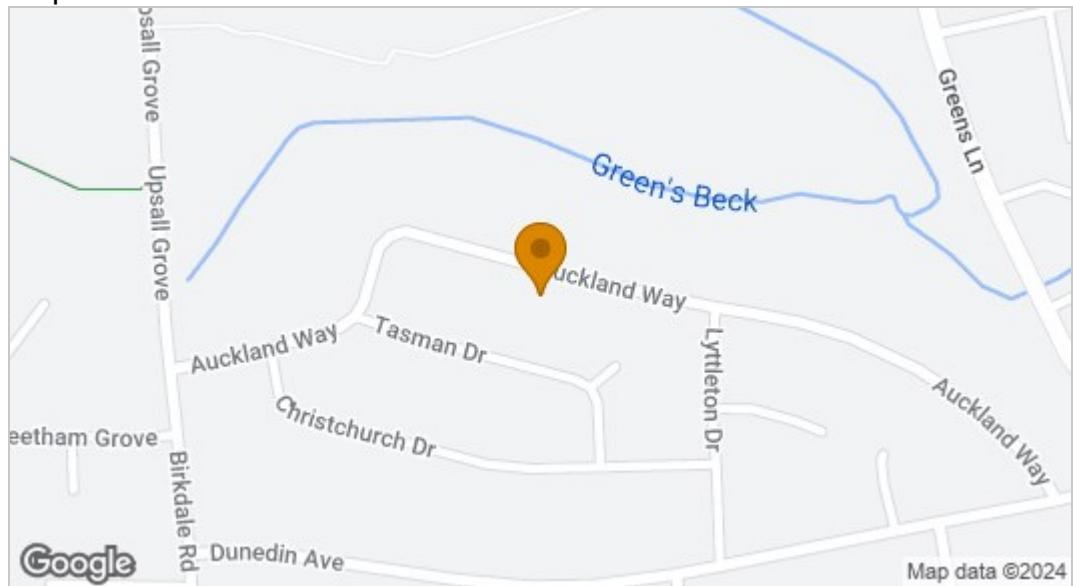
10'5" x 8'8" (3.18m x 2.64m)



Tel: 01642 615657



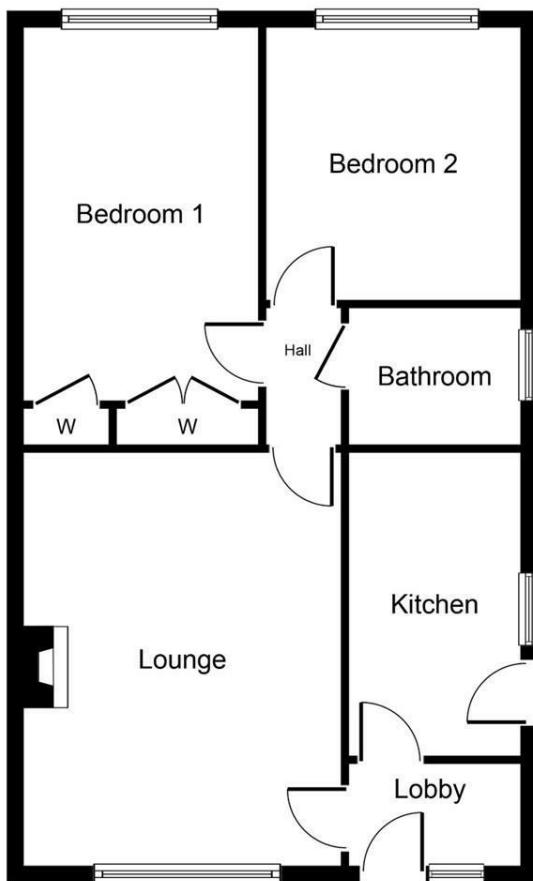
## Map



## EPC graph

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 68                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.