



Gowland

Fleming Close, Hardwick, Stockton-On-Tees, TS19 8PQ

This EXTENDED semi-detached home offers generous living space. Formerly a three bedroom property, it has been thoughtfully reconfigured to provide two spacious double bedrooms, creating an airy and comfortable feel throughout. The ground floor benefits from a well planned extension, enhancing the flow and functionality of the living spaces.

The accommodation begins with an inviting entrance hall with downstairs wet room/WC and leading into a cosy lounge featuring a log burner and open staircase. To the rear, the extended kitchen/dining area with a twin bowl Belfast sink and breakfast bar, complete with French doors opening onto a low maintenance rear garden, ideal for relaxing or entertaining. The property also enjoys a neat front garden with a winding path and a brick wall, adding to its kerb appeal.

Upstairs, there are two generous double bedrooms, the main including built in wardrobes, and a well appointed bathroom fitted with a shower over the bath. Additional benefits include gas central heating and double glazing.

The rear garden is low maintenance with a concrete print patio and a large shed.

Situated within easy reach of local shops, everyday amenities, Newham Grange Park, and the University Hospital of North Tees, this home offers both practicality and lifestyle appeal. A superb purchase for first time buyers or for investors seeking a rental opportunity.

£145,000

2 2 1

HALL

LOUNGE

15'8" x 13'5" (4.78m x 4.09m)

KITCHEN/DINING ROOM

13'1" x 19'3" (3.99m x 5.87m)

WETROOM/WC

5'9" x 4'5" (1.75m x 1.35m)

LANDING

BEDROOM ONE

13'6" x 8'7" (4.11m x 2.62m)

BEDROOM TWO

13'5" x 7'1" (4.09m x 2.16m)

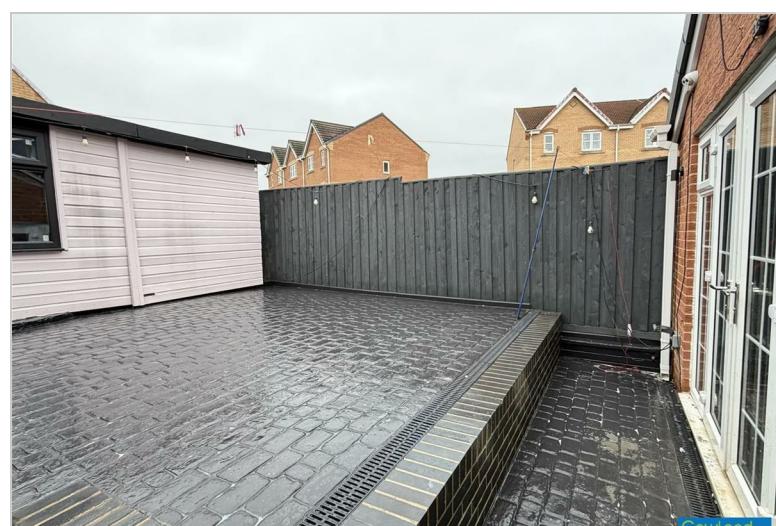
BATHROOM

7'4" x 5'2" (2.24m x 1.57m)

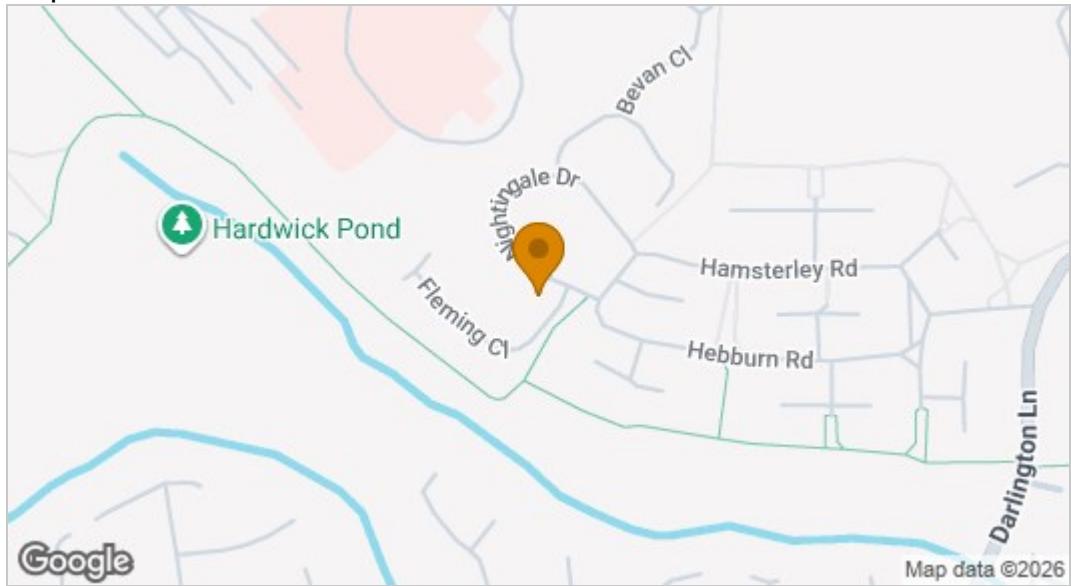
AML PROCEDURE

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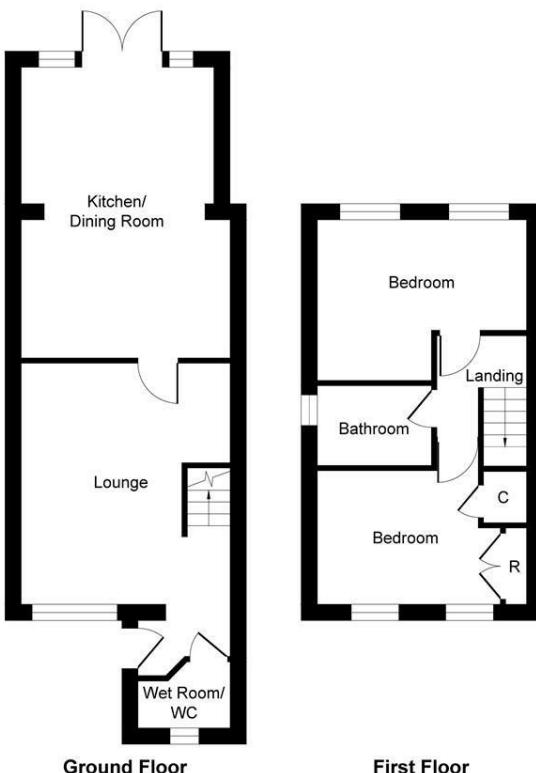
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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

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