GowlandWhite



Hartburn Avenue, Hartburn, Stockton-On-Tees, TS18 4ES

Nestled in this sought after location in the heart of Hartburn, close to the popular Ropner Park, we are delighted to offer for sale this spacious three-bedroom semi-detached family home, offering excellent accommodation for family living and further potential to extend to the rear/side subject to the necessary planning permissions and building regulations approval.

The property is gas centrally heated, double glazed and comprises an entrance porch with feature arched entrance door and side leaded windows leading into the hallway, a lounge with fireplace and bay window allowing plenty of natural light, rear sitting room/dining room with door into the garden, breakfast room with bay window and opening through to a fitted kitchen with integrated fridge, washing machine, Neff oven, microwave and induction hob, separate dining room with door into the garden,

To the first floor are three good size bedrooms, with fitted wardrobes, drawers and bedside tables to the master bedroom, and a family bathroom with double shower enclosure and a separate WC.

Externally, to the front is a lawned garden with driveway leading to a single garage with power and lighting. To the rear is an enclosed lawned garden with a good level of privacay and featuring mature shrubs, paved patio area to the rear and side, summerhouse and garden shed.

Located within easy access to road and rail links, including the A66. Both Holy Trinity Rosehill School and Hartburn Primary School are within a short distance, along with a range of local shopping facilities and amenities, including a supermarket, restaurants and hair salon at Harpers Parade.

An excellent opportunity to acquire a spacious family home with no chain, in a highly desirable location.

Asking Price £250,000

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PORCH

HALLWAY

LOUNGE
14'7" x 13'10" (4.45m x 4.22m)

SITTING/DINING ROOM
12'11" x 12'9" (3.94m x 3.89m)

BREAKFAST ROOM
10'8" x 9'4" (3.25m x 2.84m)

KITCHEN
9'3" x 8'8" (2.82m x 2.64m)

REAR PORCH

DOWNSTAIRS WC
3'8" x 2'7" (1.12m x 0.79m)

LANDING

BEDROOM ONE
15'5" x 11'1" (4.70m x 3.38m)

BEDROOM TWO
12'11" x 12'5" (3.94m x 3.78m)

BEDROOM THREE
8'1" x 6'5" (2.46m x 1.96m)

BATHROOM
8' x 6'2" (2.44m x 1.88m)

SEPERATE WC
4'6" x 2'5" (1.37m x 0.74m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.













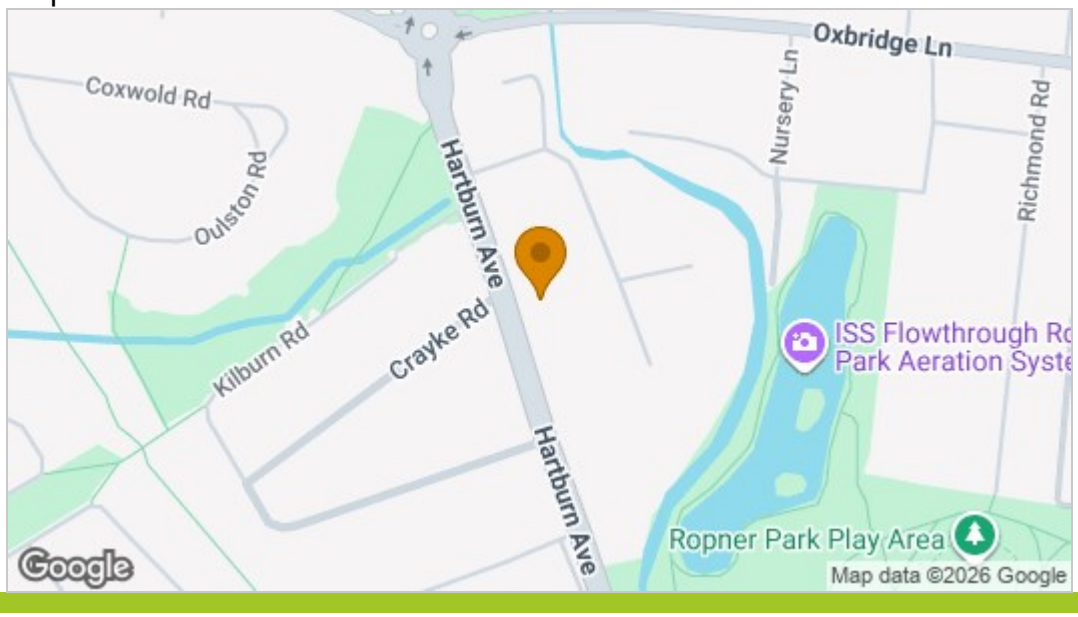




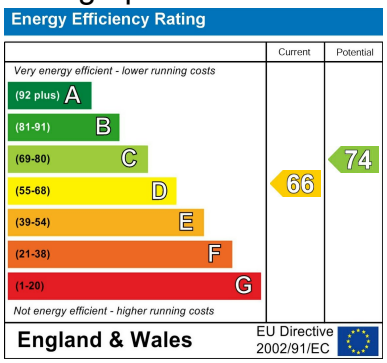





Map



EPC graph



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.

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