GowlandWhite



Brisbane Grove, Hartburn, Stockton-On-Tees, TS18 5BP

Set on a corner plot and offering an impressive amount of living space, this substantially extended five bedroom family home provides spacious accommodation throughout, making it an ideal purchase for growing families.

Extending to approximately 1,725 sq ft, upon entering, the property provides access to the main living accommodation, the generous lounge provides an excellent space to relax, with French doors opening directly onto the rear garden. There is also a separate family room, offering additional flexibility for everyday family life, whether used as a second sitting room or play room. The kitchen/dining room provides a dedicated space for family meals and entertaining. A particularly useful addition is the spacious separate utility room, providing further practicality and storage, together with an additional storage room (previously garage), a handy downstairs WC completes the ground floor.

The first floor offers five bedrooms, providing excellent flexibility for larger families or those requiring additional space for guests or working from home. The main bedroom is particularly generous and benefits from its own en-suite shower room. The further bedrooms are served by a family bathroom.

The property further benefits from gas central heating via a Hive smart heating system and double glazing throughout.

Externally, the property benefits from a driveway providing off-road parking. To the rear is a lawned garden with established borders, two paved patio areas and a pergola, creating an attractive outdoor space.

Situated in the ever popular Hartburn area, this lovely semi-detached family home is ideally positioned for Hartburn Primary School, with Hartburn Village just a short stroll away. Well regarded schools, local amenities and excellent commuter links via the A66 are all close by. A fantastic location for family living.

£330,000

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HALL

LOUNGE
20'2" x 11'10" (6.17m x 3.61m)

FAMILY ROOM
12'4" x 11'6" (3.78m x 3.53m)

KITCHEN/DINING ROOM
20'0" x 15'10" (6.10m x 4.83m)

UTILITY ROOM
14'7" x 10'2" (4.45m x 3.12m)

DOWNSTAIRS WC
7'5" x 3'11" (2.26m x 1.19m)

LANDING

BEDROOM ONE
15'1" x 14'9" (4.62m x 4.52m)

EN SUITE
7'10" x 7'8" (2.39m x 2.34m)

BEDROOM TWO
13'1" x 10'5" (4.01m x 3.18m)

BEDROOM THREE
12'0" x 10'5" (3.68m x 3.18m)

BEDROOM FOUR
7'4" x 6'11" (2.26m x 2.13m)

BEDROOM FIVE
6'9" x 6'7" (2.08m x 2.03m)

BATHROOM
7'3" x 7'3" (2.21m x 2.21m)

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.









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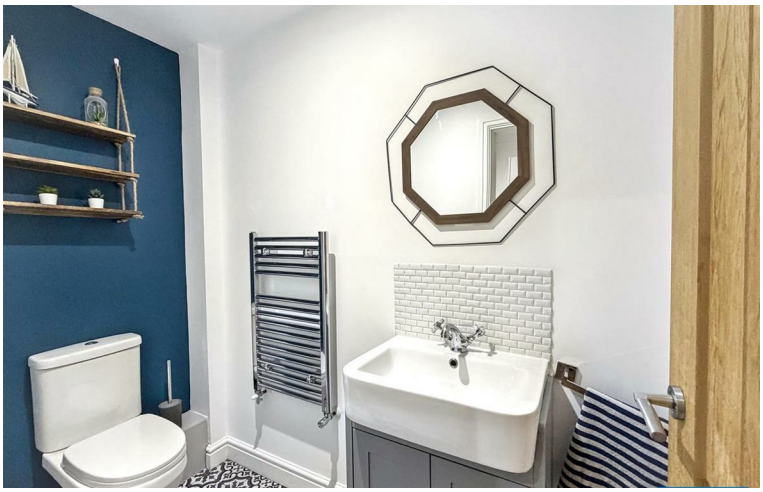

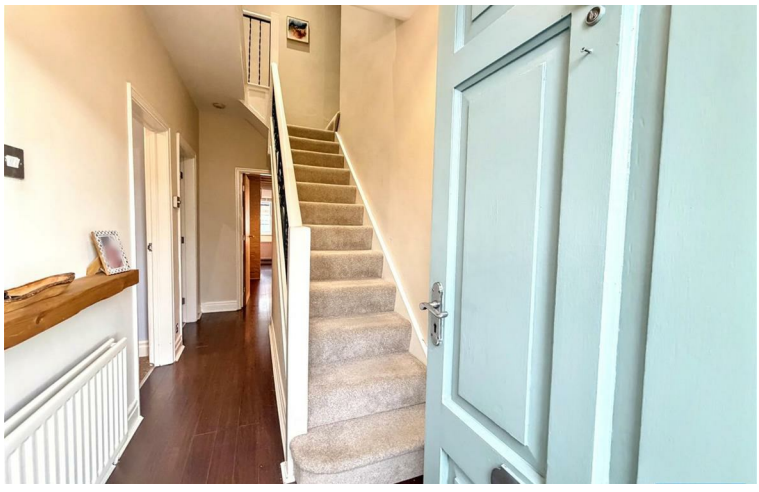

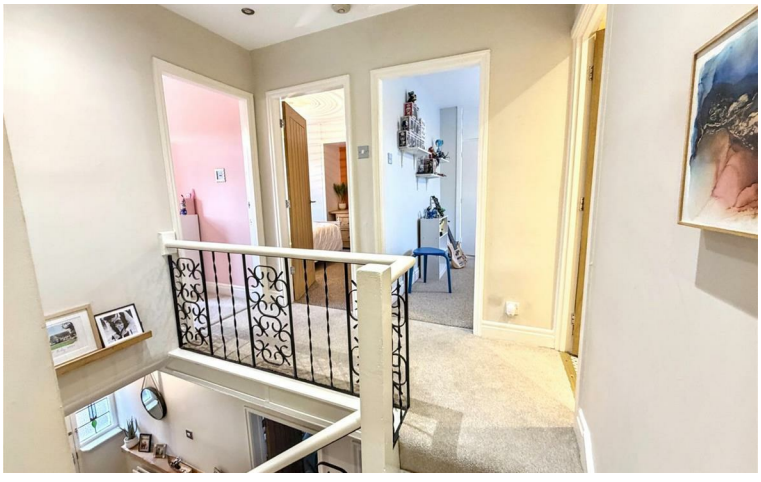



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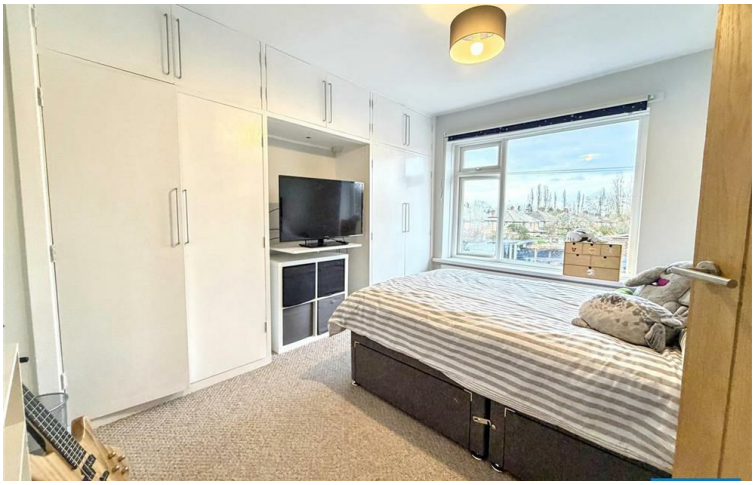









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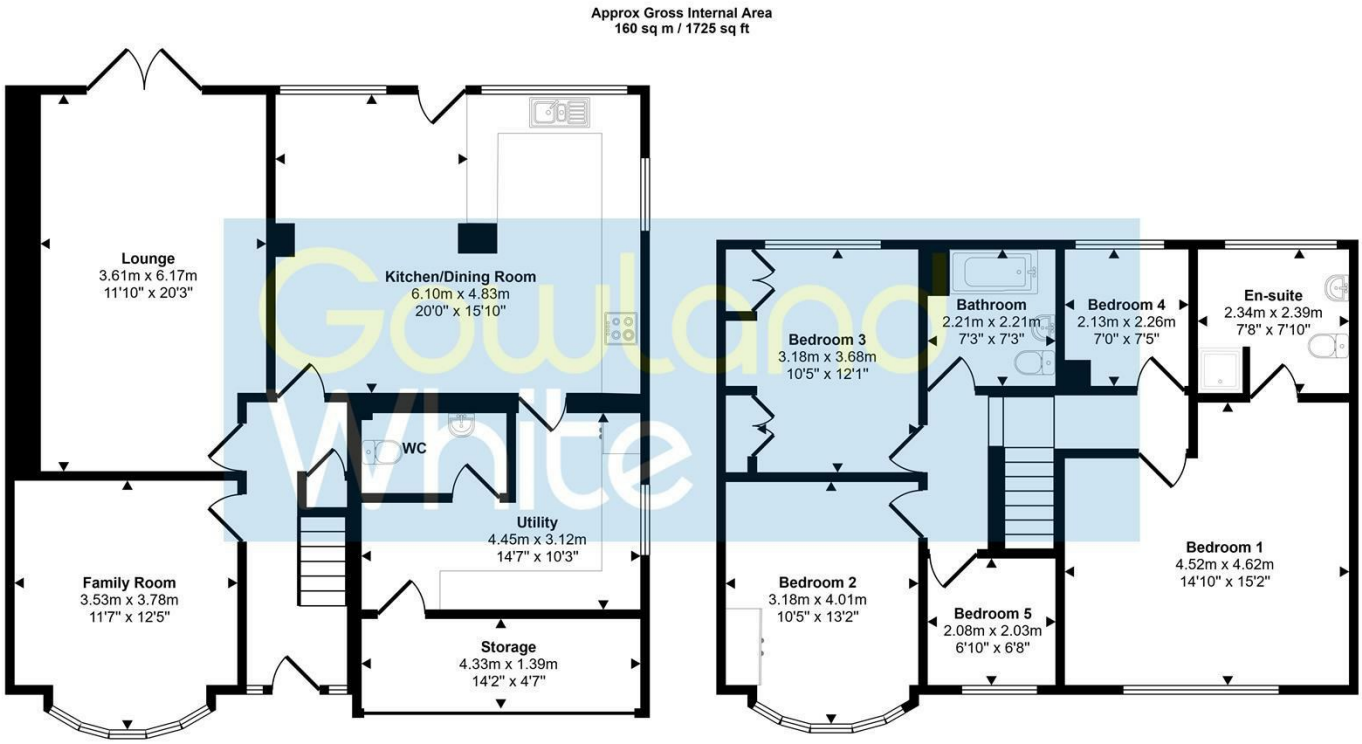
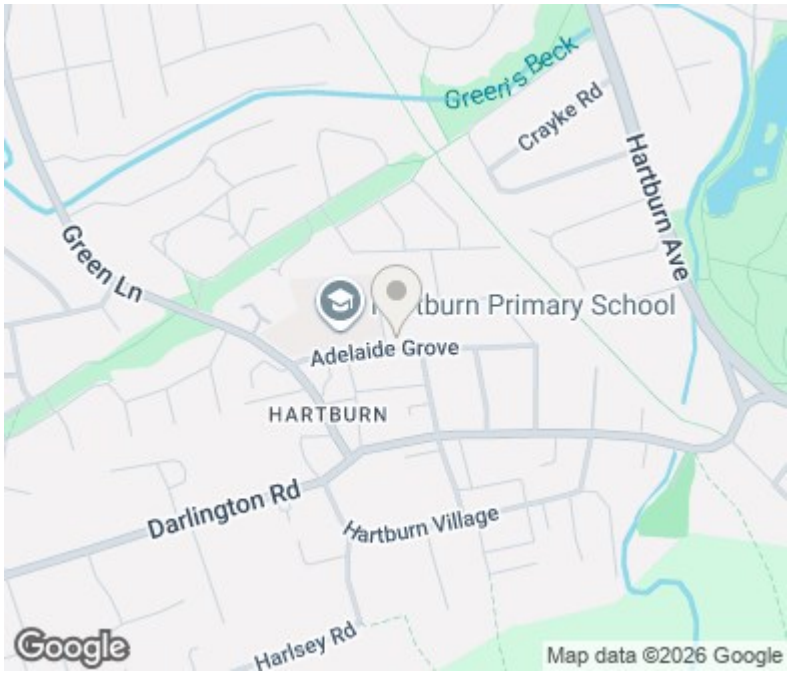
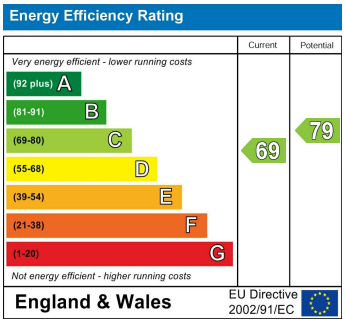
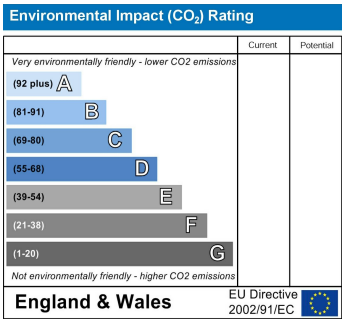


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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

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