



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

This semi detached house is offered for sale with NO CHAIN and would ideally suit a first time buyer or family looking for a property in a desirable Hartburn area close to reputable schools, shopping facilities and amenities. One of the notable benefits is that this property is that it is not directly overlooked to the rear, giving the garden a good level of privacy. The lengthy driveway provides ample parking space for multiple vehicles. Additionally there is a single detached garage which can serve as protected parking space or a storage area. Internally the entrance hall provides access to a lounge located at the front, with an opening through to the dining room featuring French doors that lead out to the pleasant rear garden. There is a kitchen fitted with white units and access door to the rear, which completes the ground floor accommodation. Located on the first floor are three bedrooms complemented by a contemporary refitted shower room with double width walk in shower and modern shower fittings. Externally is a lawned garden to the front, driveway and garage for off road parking, and to the rear an enclosed garden, mainly laid to lawn with paved patio. The property offers a new owner the opportunity to enhance with modern updates putting their own style into this home. Contact Gowland White to arrange an early viewing.

Asking Price £170,000





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## ENTRANCE HALL

## LOUNGE

12'9" x 10'1" (3.89 x 3.07)

## DINING ROOM

10'9" x 8'9" (3.28 x 2.67 (3.27 x 2.66))

## KITCHEN

9'11" x 7'8" (3.02 x 2.34)

## FIRST FLOOR LANDING

## SHOWER ROOM

6'3" x 5'8" (1.91 x 1.73)

## BEDROOM ONE

13'0" x 9'9" (3.96 x 2.97)

## BEDROOM TWO

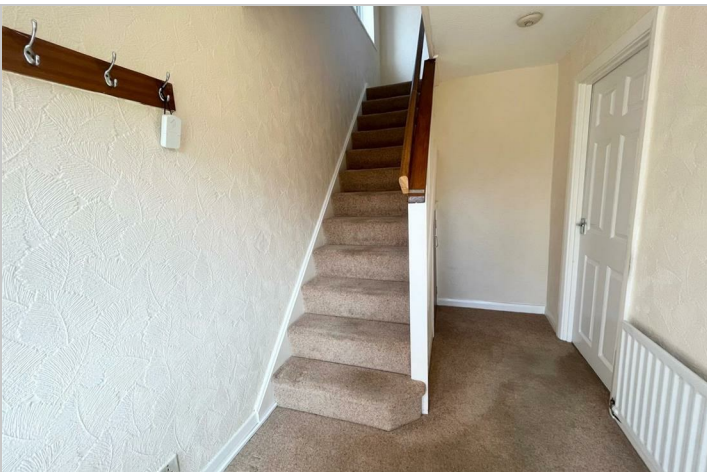
10'9" x 9'10" (3.28 x 3.00 (3.27 x 2.99))

## BEDROOM THREE

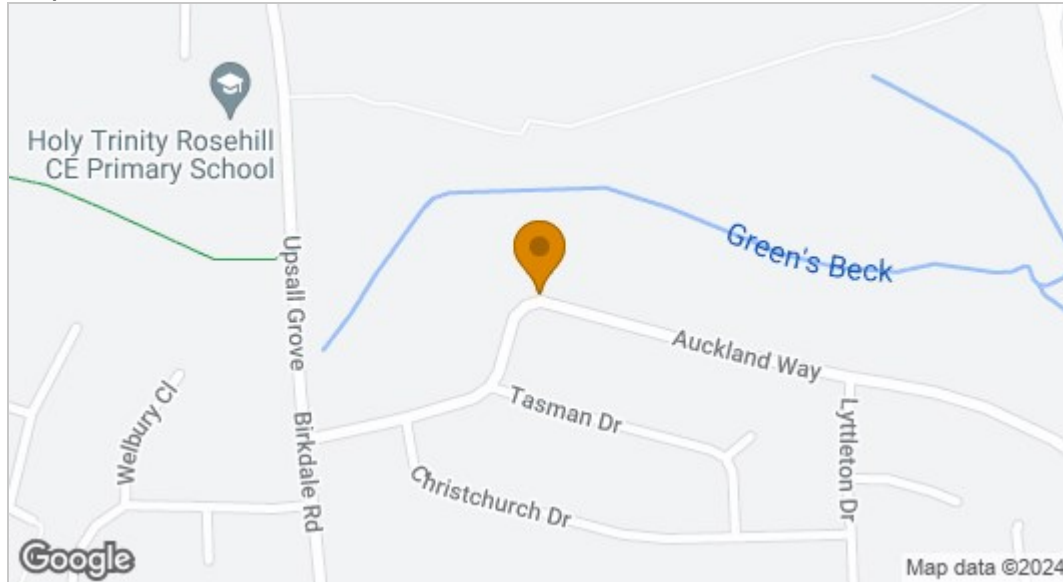
7'1" x 6'5" (2.16 x 1.96)



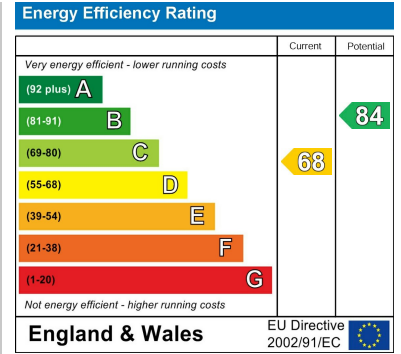




## Map



## EPC graph



## Floor Plan



## VIEWING

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

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