

AINDERBY GROVE, HARTBURN, STOCKTON-ON-TEES, TS18 5PJ



- ▲ Large Private Corner Plot
- ▲ Cul-De-Sac Position
- ▲ Three Reception Rooms & Conservatory
- ▲ Ground Floor WC, 1st Floor Bathroom & En-Suite
- ▲ Double Glazing & Gas Central Heating
- ▲ Very Generous Parking & Detached Double Garage
- ▲ Original Show Home
- ▲ Central Hartburn

£350,000

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Nestled in a sought-after neighbourhood, this beautiful, detached house presents a perfect blend of style and functionality. Boasting four generously sized bedrooms, this property offers ample living space for a growing family. The well-maintained garden provides a serene outdoor retreat, while the conservatory floods the interior with natural light, creating a warm and inviting atmosphere. Convenient amenities include generous off-street parking and a double garage, offering ample space for vehicles and storage. The property is ideally located close to local schools, shops, and transport links, making it an ideal choice for those seeking a peaceful yet well-connected lifestyle. With its contemporary design, spacious layout, and convenient features, this property is a fantastic opportunity to own a great sized family home in a desirable area.

GROUND FLOOR

RECEPTION HALL - Double glazed entrance door with side lights to reception hall with staircase to the first floor, cupboard under stairs, radiator and dado rail.

CLOAKROOM/WC - With double glazed window to the front aspect, low level WC, vanity unit, spotlights to ceiling and extractor fan.

LOUNGE/DINER - 8.36m (27'5") (max) into snug area x 4.4m (14'5") (max)

With double glazed cantilevered bay window to the front aspect, two radiators, dado rail, large format patio doors to the rear garden, Limestone fireplace with gas fire, double doors to the conservatory and coving to ceiling.

SITTING ROOM - 2.26m x 1.93m (7'5" x 6'4")

With double glazed cantilevered bay window to the front aspect and radiator.

KITCHEN/DINING ROOM - 6.17m x 3.28m (max) (20'3" x 10'9" (max))

With double glazed window to the side and rear aspects, double glazed door to the side aspect, tiled floor and built-in store cupboard. Shaker style solid kitchen with complementary worktops incorporating a ceramic sink and drainer unit with mixer tap, double oven, electric hob, space for fridge, integrated washing machine and space for integrated dryer.

TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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CONSERVATORY - 4.67m x 2.92m (15'4" x 9'7")

With double glazed windows to the rear aspect and French doors open to the rear garden.

FIRST FLOOR

LANDING - With loft access and airing cupboard.

MASTER BEDROOM - 3.48m (11'5") x 3.45m (11'4") (max) to rear of wardrobes

With double glazed window to the front aspect, single radiator, coving to ceiling and fitted wardrobes with matching bedside tables and headboard.

EN-SUITE - With double glazed window to the front aspect, shower cubicle, vanity unit, tiled walls, panelled ceiling and spotlights.

BEDROOM TWO - 3.28m (10'9") to rear of wardrobes x 2.5m (8'2")

With double glazed window to the front aspect, single radiator and mirrored fitted wardrobes.

BEDROOM THREE - 3.45m (11'4") to rear of wardrobes x 2.3m (7'7") (max)

With double glazed window to the front aspect, single radiator and mirrored fitted wardrobes.

BEDROOM FOUR - 2.87m x 2.46m (max) (9'5" x 8'1" (max))

With double glazed window to the rear aspect, single radiator, dado rail and coving to ceiling.

BATHROOM - With double glazed window to the rear aspect, side panelled bath, vanity unit with cabinet below, low level WC, heated towel rail, tiled walls, panelled ceiling and spotlights.

EXTERNALLY

PARKING, DOUBLE GARAGE & GARDEN

AGENTS REF: - LJ/LS/STO250096/11022025

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Stockton office on
Tel: **01642 355000**



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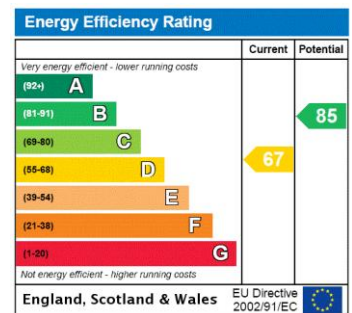


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