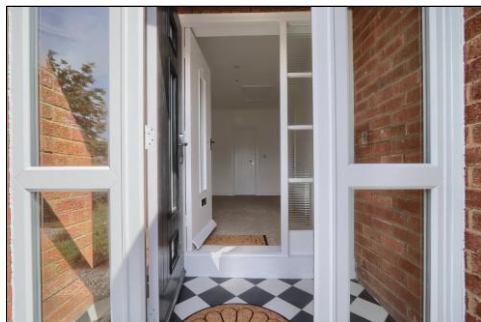


BELLERBY ROAD, HARTBURN, STOCKTON-ON-TEES, TS18 5JL



- ▲ Fully refurbished semi-detached bungalow
- ▲ Sought-after Hartburn location
- ▲ Brand-new contemporary kitchen
- ▲ Stylish new bathroom suite
- ▲ Complete electrical rewire
- ▲ New central heating system
- ▲ New double glazing, flooring, plastering and décor throughout
- ▲ New front door
- ▲ Three generous bedrooms
- ▲ Large private rear garden with mature fruit trees
- ▲ Tandem double-length garage and driveway
- ▲ No onward chain – ready to move straight into

£325,000

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Imagine collecting a morning coffee in Hartburn Village, enjoying peaceful walks through nearby green spaces before returning to a home where every room has already been beautifully finished. No builders, no decorating, no unexpected costs—simply unpack, settle in and start enjoying life from day one.

Occupying a generous plot in one of Stockton's most sought-after residential locations, this beautifully refurbished, family-sized, semi-detached bungalow combines the ease of single-level living with the reassurance of a comprehensive renovation. Every major improvement has already been completed, including a stunning new kitchen, luxurious new bathroom, complete rewire, replacement heating system, new double glazing, new flooring throughout, fresh plastering, contemporary décor and a stylish new front door. The result is a home that feels fresh, modern and ready for its next chapter.

Flooded with natural light, the spacious reception hall sets the tone, leading into a generous lounge where large windows create a bright and welcoming atmosphere. The contemporary kitchen provides an inviting space to cook, dine and entertain, while enjoying views across the beautifully sized rear garden.

Outside, the lifestyle continues. The substantial rear garden, complete with mature fruit trees, offers endless opportunities for gardening enthusiasts, family gatherings or simply enjoying the sunshine in complete privacy. A tandem double-length garage and driveway provide exceptional storage and parking, ideal for those needing workshop space or secure parking for multiple vehicles.

Hartburn continues to be one of the area's most desirable places to call home, offering an established community, excellent schools, independent shops, cafés, everyday amenities and superb transport links, all while retaining its peaceful residential feel.

With no onward chain, this is a rare opportunity to secure a beautifully renovated bungalow where all the hard work has already been done. Simply turn the key, unpack your belongings and start enjoying the lifestyle you've been looking for.

TO VIEW: Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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GROUND FLOOR

ENTRANCE PORCH - Composite entrance door with double glazed sidelights to entrance porch with tiled floor and original glazed door and sidelight opening to large reception hall.

RECEPTION HALL - 4.14m x 2.06m (13'7" x 6'9")
With radiator and loft access with pull down ladder.

LOUNGE - 3.96m x 3.48m (13' x 11'5")
With double glazed window to the front aspect and radiator.

KITCHEN DINER - 3.48m x 2.97m (11'5" x 9'9")
With double glazed window to the rear aspect and door to the rear lobby. Newly fitted shaker style kitchen with complementary worktops incorporating a sink and drainer unit with mixer tap, plumbing for dishwasher and washing machine, integrated fridge and freezer, high level electric oven and gas hob with overhead hood and splashback. Modern vertical radiator.

BEDROOM ONE - 3.56m x 3.15m (11'8" x 10'4")
With double glazed window to the front aspect and radiator.

BEDROOM TWO - 3.66m x 3.15m (12' x 10'4")
With double glazed window to the rear aspect and radiator.

BEDROOM THREE - 3.48m x 1.83m (11'5" x 6')
With double glazed window to the side aspect and radiator.

BATHROOM - With two double glazed windows to the rear aspect, corner shower cubicle with shower attachment and drench style shower, chrome heated towel rail, low level WC, floating style vanity unit with drawers below and modern freestanding style two seater bath with mixer tap. Tiling to lower walls and extractor fan.

REAR LOBBY/SUNROOM - 4.06m x 1.27m (13'4" x 4'2")
With windows and door overlooking the rear garden, access to the garage and built-in cloaks cupboard.

EXTERNALLY

TANDEM DOUBLE LENGTH GARAGE - With up and over door to the front and rear aspect.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

Tel: 01642 355000



BELLERBY ROAD, TS18 5JL



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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