

## CLEATLAM CLOSE, HARDWICK, STOCKTON-ON-TEES, TS19 8RB



- ▲ Charming end-of-terrace house ideal for first-time buyers or investors
- ▲ Two well-appointed bedrooms
- ▲ Welcoming atmosphere with a spacious layout and abundant natural light
- ▲ Living areas designed for family living, balancing comfort and style
- ▲ Meticulously maintained for a clean and inviting ambiance

- ▲ Private garden offers a peaceful retreat
- ▲ Residents parking and convenient outbuildings enhance practicality
- ▲ Prime location close to amenities and North Tees Hospital
- ▲ Fantastic opportunity to own a delightful home

**Offers Over £90,000**

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This charming end-of-terrace house presents a wonderful opportunity for first-time buyers or investors. Boasting two well-appointed bedrooms, this property exudes a welcoming atmosphere with its spacious layout and abundance of natural light. The living areas are designed for family living, providing a perfect balance of comfort and style. The property is meticulously maintained, ensuring a clean and inviting ambiance throughout. Outside, a private garden offers a peaceful retreat, while residents parking and convenient outbuildings add to the practicality of this home. With its prime location and attractive features, this property offers a fantastic opportunity to own a delightful home close to amenities & North Tees Hospital. Book your viewing today to discover the potential that this property holds.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Double glazed entrance door with sidelight to entrance hall with laminate flooring, single radiator and staircase to the first floor.



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

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**LOUNGE - 3.45m (min) x 4m (11'4" (min) x 13'1")**  
With double glazed window to the front aspect, laminate flooring, twin radiator, modern fire surround with electric fire, cupboard under stairs and open to dining room.

**DINING ROOM - 1.98m x 2.57m (6'6" x 8'5")**  
With laminate flooring, twin radiator, double glazed French doors to the rear aspect and open to kitchen.

**KITCHEN - 2.62m x 2.57m (8'7" x 8'5")**  
With double glazed window to the rear aspect with fitted blinds and shaker style kitchen with complementary worktops incorporating a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, space for fridge freezer and gas point for cooker with overhead hood.

### **FIRST FLOOR**

**LANDING** - With loft access and large linen cupboard.

**BEDROOM ONE - 4.3m (14'1") to front of wardrobes and into recess x 2.74m (9')**  
With two double glazed windows to the front aspect, single radiator, laminate flooring, large cupboard over stairhead, built-in wardrobe and mirrored sliding door fitted wardrobe.

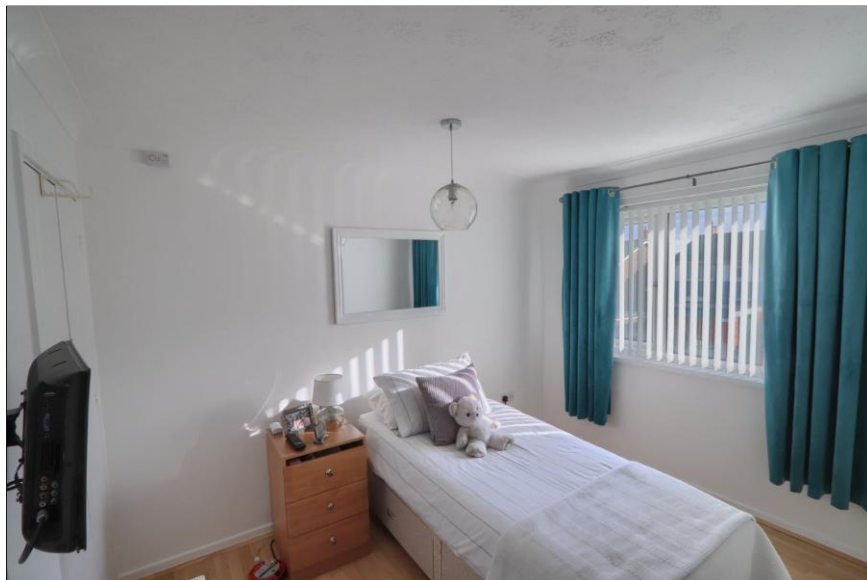
**BEDROOM TWO - 3.1m x 3.05m (max) (10'2" x 10' (max))**  
With double glazed window to the rear aspect, laminate flooring, single radiator and fitted wardrobes.

**SHOWER ROOM** - With wet room style flooring, double walk-in shower enclosure, low level WC, pedestal wash hand basin, chrome heated towel rail, panelling to walls and ceiling, double glazed window to the rear aspect and extractor fan.

**AGENTS REF:** - LJ/LS/STO250681/04112025

**Council Tax Band:** A      **Tenure:** Freehold

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Tel: 01642 355000



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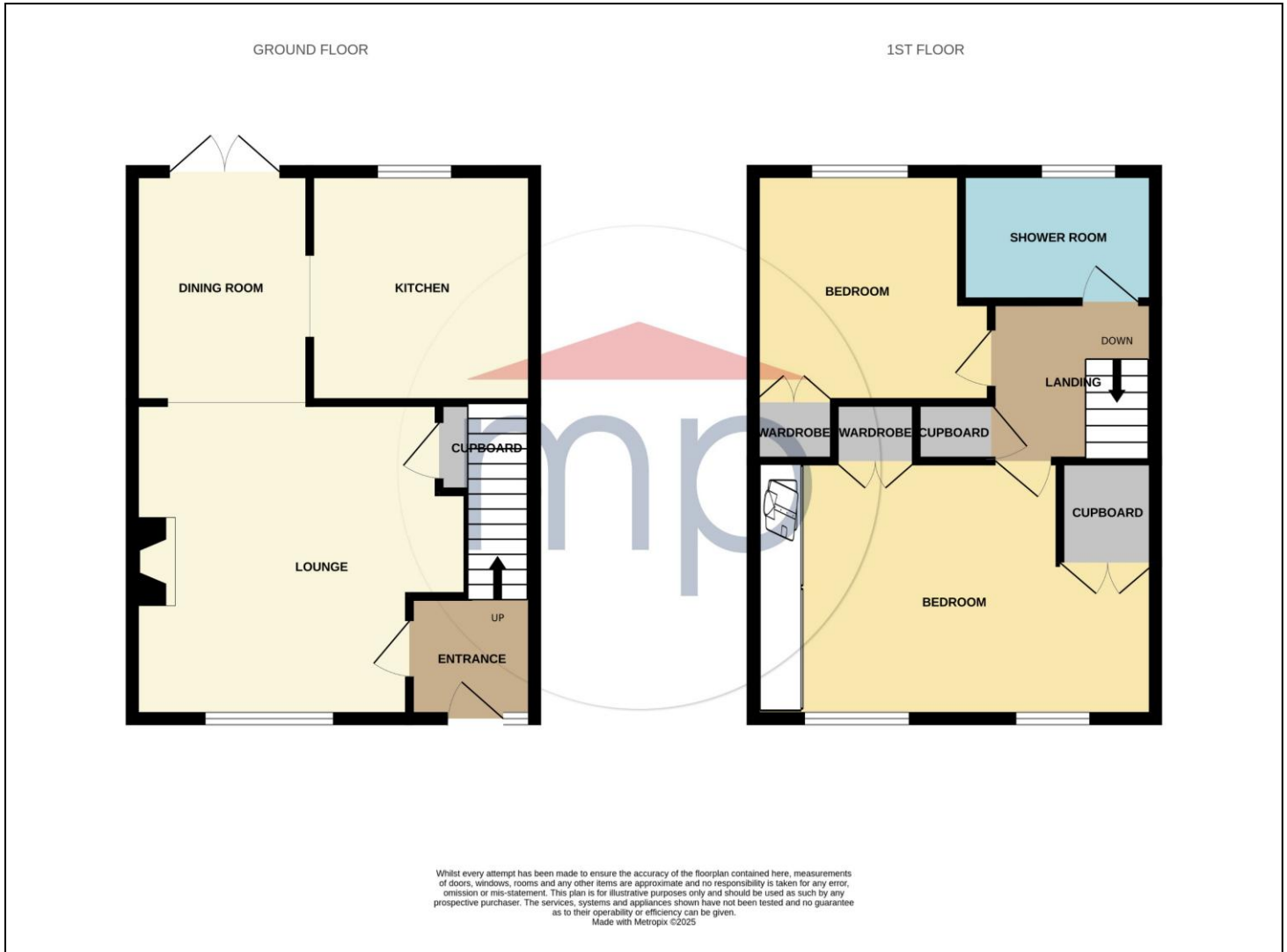




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