

SAWLEY GROVE, HARTBURN, STOCKTON-ON-TEES, TS18 5PR



- ▲ Situated in the sought-after neighbourhood of Hartburn
- ▲ Modern semi-detached house offering a blend of style and functionality
- ▲ Good-sized kitchen/diner, perfect for families
- ▲ Positioned on a cul-de-sac for accessibility and convenience
- ▲ Southerly facing garden, ideal for relaxing or hosting gatherings

- ▲ Corner plot with good off-street parking and a garage
- ▲ Close proximity to local amenities, schools, and transport links
- ▲ Perfect balance of tranquillity and convenience
- ▲ Opportunity to make this your new home!

Offers Over £160,000

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Situated in the sought-after neighbourhood of Hartburn, this modern semi-detached house offers a blend of style and functionality. Boasting a good-sized kitchen/diner, this property is perfect for families looking for a comfortable living space. The house is positioned on a cul-de-sac which is accessible and convenient, making everyday life a breeze.

Step outside to discover a southerly facing garden, ideal for relaxing or hosting gatherings.

With off-street parking and a garage, parking will never be an issue. Located within close proximity to local amenities, schools, and transport links, this property provides the perfect balance of tranquillity and convenience. Don't miss the opportunity to make this your new home!

GROUND FLOOR

RECEPTION HALL - Double glazed entrance door with side lights to large reception hall with staircase to the first floor.

LIVING ROOM - 4.22m x 4m (13'10" x 13'1")

With double glazed window to the front aspect.



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KITCHEN DINER - 4.95m x 3.1m (16'3" x 10'2")

With double glazed window to the rear aspect, under stairs cupboard and door to the conservatory.

CONSERVATORY - With windows and door overlooking the rear garden.

FIRST FLOOR

LANDING - With double glazed window to the side aspect.

BEDROOM ONE - 4.14m x 4.14m (13'7" x 13'7")
With double glazed window to the front aspect.

BEDROOM TWO - 3.25m x 3.12m (10'8" x 10'3")
With double glazed window to the rear aspect and built-in cupboard.

BEDROOM THREE - 2.95m x 2.16m (9'8" x 7'1")
With double glazed window to the front aspect and built-in cupboard over stairhead.

BATHROOM - With double glazed window to the rear aspect, side panelled bath, pedestal wash hand basin, low level WC and airing cupboard.

EXTERNALLY

GARDENS, PARKING & GARAGE - Externally the property is situated on a corner plot with front, lawn, driveway for a number of vehicles and a detached garage. To the rear there is a side and rear garden which faces southwest.



AGENTS REF: - LJ/LS/STO250708/19112025

Council Tax Band: B **Tenure:** Freehold

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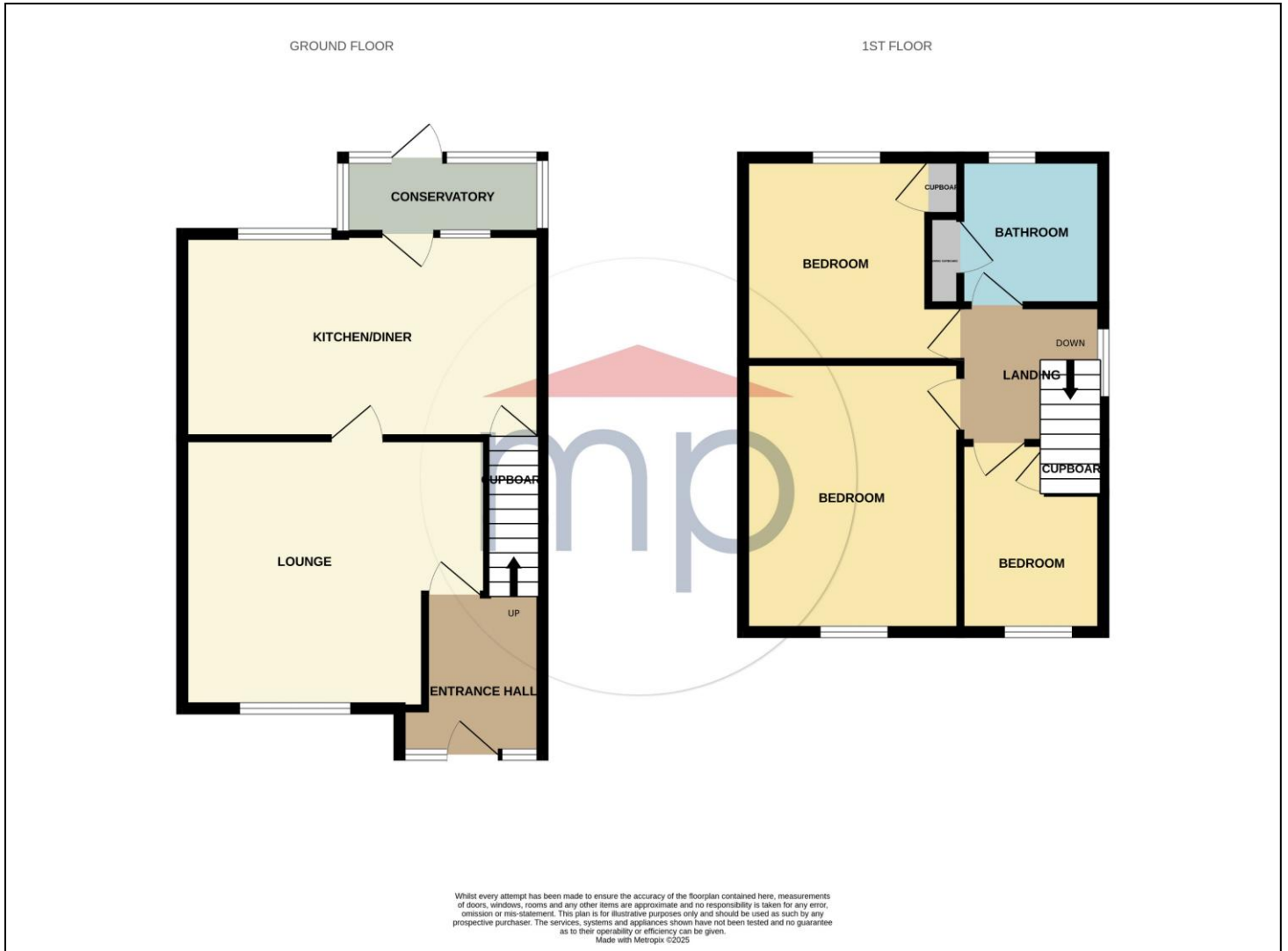
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	87 D	
39-54	E		
21-38	F		
1-20	G		



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