

## HARLSEY GROVE, HARTBURN, STOCKTON-ON-TEES, TS18 5DF



- ▲ Situated in a small, quiet cul-de-sac
- ▲ Located in the highly popular area of Hartburn
- ▲ Three-bedroom semi-detached home
- ▲ Two spacious reception rooms
- ▲ Large breakfast kitchen ideal for family living
- ▲ All three bedrooms are well-proportioned
- ▲ 3 minute walk to Harburn Village
- ▲ Southwest-facing rear garden enjoying afternoon and evening sun
- ▲ Close to reputable schools, local amenities and transport links

**£210,000**

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Tucked away within a small and peaceful cul-de-sac in the highly desirable area of Hartburn, this well-proportioned three-bedroom semi-detached home offers excellent family accommodation in a prime residential setting.

The property boasts two generous reception rooms, providing flexible living and dining space ideal for modern family life and entertaining. To the rear, a large breakfast kitchen offers ample room for informal dining and social gatherings, making it a real hub of the home. Upstairs, all three bedrooms are of a good size, offering comfortable accommodation for families, home working, or guest space, complemented by a family bathroom.

Externally, the home benefits from a private southwest-facing rear garden, enjoying afternoon and evening sunshine — perfect for relaxing or outdoor dining during the warmer months.

Properties in this popular Hartburn location are always in strong demand due to their excellent local amenities, reputable schools, and convenient transport links. Early viewing is highly recommended.

**GROUND FLOOR**

**ENTRANCE PORCH** - Double glazed entrance door.



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## HARLSEY GROVE, TS18 5DF



**HALLWAY** - Staircase leading to the first floor and double radiator.

**LIVING ROOM - 4.52m (14'10") x 3.89m (12'9") into bay**

Adam style fire surround with marble hearth, double radiator, coved ceiling and double glazed bay window to the front aspect.

**REAR SITTING ROOM/DINING ROOM - 6.07m x 3.02m (19'11" x 9'11")**

Single radiator and double glazed window and door leading to the rear garden.

**KITCHEN - 5.26m x 5.61m (17'3" x 18'5")**

Fitted with a range of base and wall units incorporating round edge worktops and a one and a half bowl sink unit and mixer tap. Plumbing for washing machine, tiled splash backs, tiled flooring, two double glazed windows to the rear aspect, door to rear side driveway, store cupboard and opening to dining room.

### FIRST FLOOR

**LANDING** - Double glazed window to the side aspect and loft access via a pull down ladder.

**BEDROOM ONE - 3.63m (11'11") x 4.52m (14'10") into bay**

Fitted sliding robes, double radiator and double glazed window to the front aspect.

**BEDROOM TWO - 3.35m x 2.6m (11' x 8'6")**

Single radiator, laminate flooring and double glazed window to the front aspect.

**BEDROOM THREE - 3.63m x 2.1m (11'11" x 6'11")**

Single radiator and double glazed window to the rear aspect.

**BATHROOM** - White suite comprising panel bath, tiled shower cubicle, pedestal wash hand basin, partially tiled surrounds and double glazed window.

**SEPARATE WC** - Low level WC, partially tiled surrounds and double glazed window.

### EXTERNALLY

**PARKING, GARAGE & GARDEN** - Hardstanding, driveway and garage to the front. To the rear of the property there is a small enclosed south westerly facing garden.

**AGENTS REF:** - LJ/LS/STO260100/16022026

**Council Tax Band:** D      **Tenure:** Freehold



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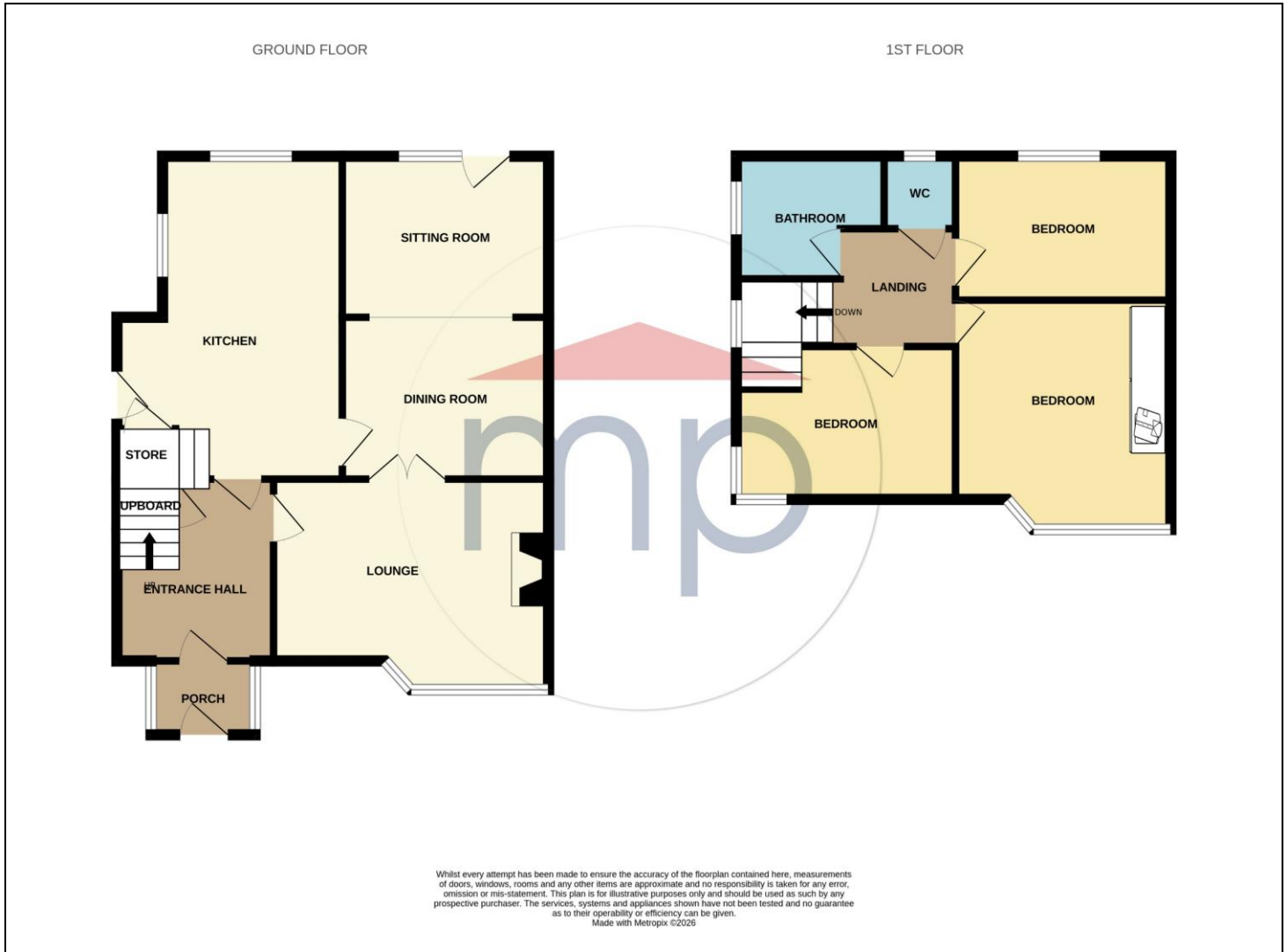
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