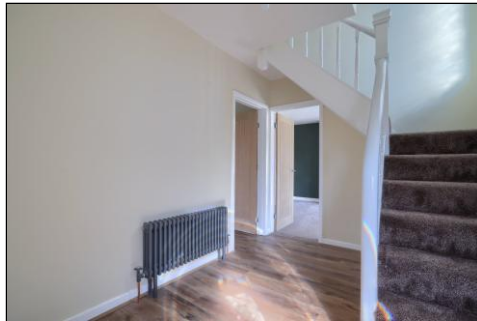


HARLSEY ROAD, HARTBURN, STOCKTON-ON-TEES, TS18 5DA



- ▲ Fully refurbished throughout
- ▲ Flexible 3/4 bedroom layout
- ▲ Highly desirable Hartburn location
- ▲ Walking distance to Hartburn Village
- ▲ Close to highly regarded schools
- ▲ Stylish modern kitchen & bathroom
- ▲ Excellent family garden, Move-in ready finish
- ▲ Ideal for growing families and professionals
- ▲ Good off road parking
- ▲ No onward chain

£260,000

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Positioned on the sought-after south/western fringe of Hartburn, this beautifully refurbished semi-detached home offers the perfect balance of modern family living and village lifestyle.

Imagine morning walks into Hartburn Village for coffee, easy school runs to highly regarded local schools, weekends in nearby parks, and returning home to a stylish, move-in-ready property designed for modern living.

Finished to an exceptional standard throughout, this is a home that allows buyers to simply unpack and enjoy.

Set behind an attractive frontage, the property has been thoughtfully renovated to create bright, contemporary living spaces with a warm and welcoming feel.

The heart of the home is the impressive, refitted kitchen, beautifully finished with modern shaker-style cabinetry, generous work surfaces and an open flow into the dining space — ideal for entertaining, busy family life or relaxed evenings with friends.

A spacious lounge filled with natural light provides the perfect retreat, while the flexible ground floor layout also includes an additional reception room ideal as a fourth bedroom, home office or playroom, alongside a utility area and ground floor WC.

To the first floor are three well-proportioned bedrooms and a stunning contemporary bathroom featuring sleek tiling and a modern suite.

Outside, the property benefits from a generous rear garden offering excellent space for children, entertaining and summer living.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door to entrance hall with double glazed windows to the side aspect and double glazed window to the front aspect. Engineered flooring, staircase to the first floor, under stairs cupboard and old school style radiator.

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LOUNGE - 3.48m (11'5") into alcove x 4.04m (13'3") into bay

With double glazed bay window to the front aspect, twin radiator and Adam style fireplace with tiled hearth and marble hearth.

KITCHEN - 3.18m x 3.15m (10'5" x 10'4")

With double glazed window to the rear aspect, door to the rear garden, engineered flooring and vertical old school style radiator. Brand new shaker style fitted kitchen with complementary worktops incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, electric oven and hob, tiled splashbacks, open to dining room and access to utility.

DINING ROOM - 3.48m (11'5") x 2.57m (8'5") into bay

With double glazed bay window to the rear aspect, twin radiator, engineered flooring and feature panelling to lower walls.

UTILITY - 2.18m x 1.24m (7'2" x 4'1")

With plumbing and electrics for utilities.

GROUND FLOOR CLOAKROOM/WC - With double glazed window to the rear aspect, engineered flooring, low level WC, vanity unit and single radiator.

STUDY/GROUND FLOOR BEDROOM FOUR - 2.18m x 1.9m (7'2" x 6'3")

With double glazed window to the front aspect and single radiator.

FIRST FLOOR

LANDING - With access to bedrooms and bathroom.

MASTER BEDROOM - 4.27m (14') into bay x 3.5m (11'6")

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

BEDROOM TWO - 3.48m x 1.96m (11'5" x 6'5")

With double glazed window to the rear aspect and single radiator.

BEDROOM THREE - 3.53m x 2.16m (max) (11'7" x 7'1" (max))

With double glazed oriel style window to the front aspect and twin radiator.

BATHROOM - With double glazed window to the side aspect, two seater side panelled bath with shower over, feature tiling, chrome heated towel rail, low level WC, pedestal wash hand basin, double glazed window to the rear aspect, loft access and extractor fan.

AGENTS REF: - LJ/LS/STO260271/28042026

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

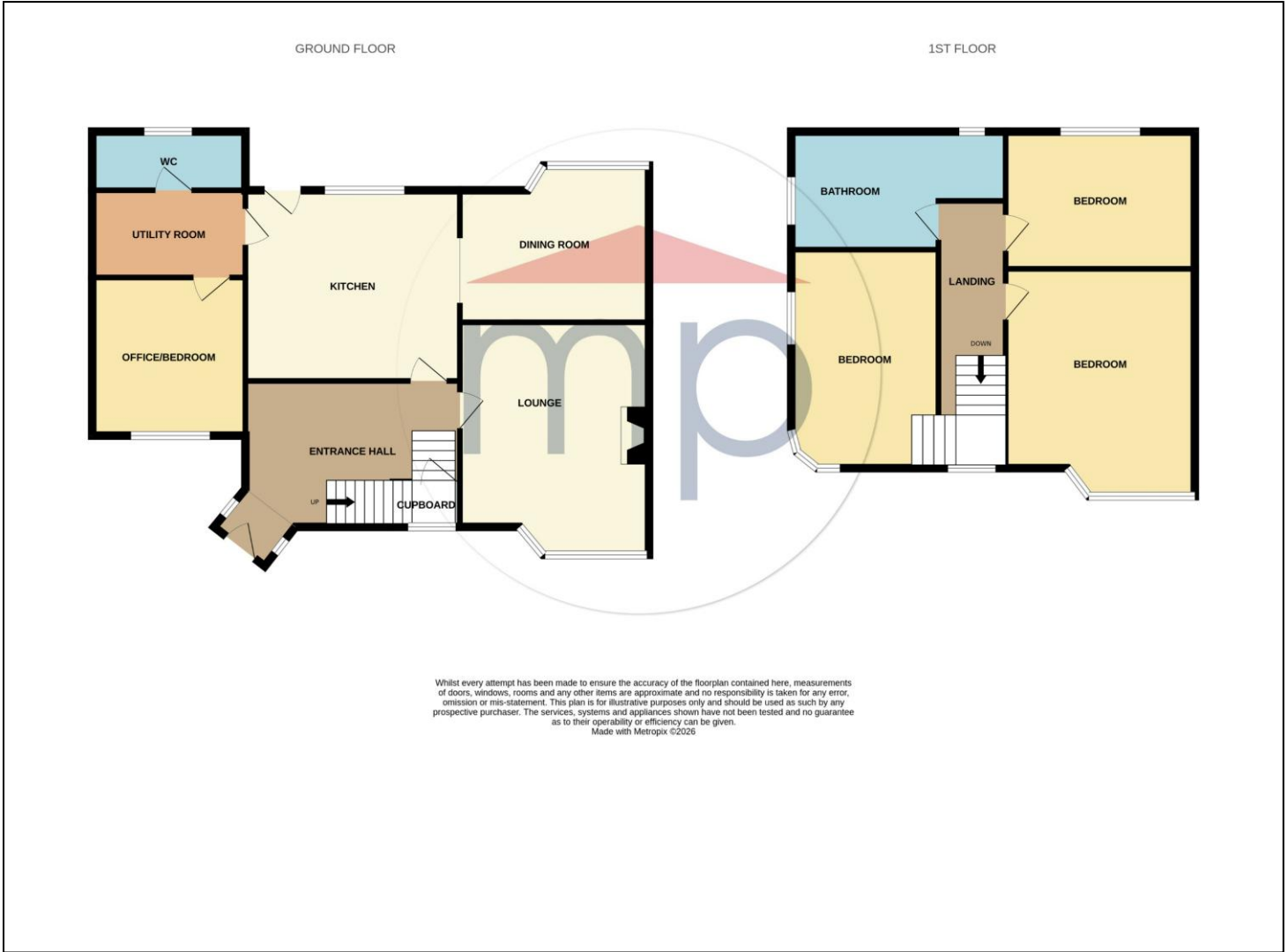
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HARLSEY ROAD, TS18 5DA





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.



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