

**WORTON CRESCENT, HARTBURN GRANGE,
STOCKTON-ON-TEES, TS21 1GJ**



- ▲ No Onward Chain
- ▲ Stylish modern new-build living
- ▲ EV charging point and solar panels
- ▲ Spacious open-plan kitchen/diner
- ▲ Private rear garden and driveway parking

- ▲ Three versatile bedrooms and en-suite to principal bedroom
- ▲ Excellent commuter links
- ▲ Ideal for first-time buyers and young families

No Onward Chain
£210,000

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This beautifully presented three-bedroom semi-detached home offers far more than just modern accommodation — it delivers a lifestyle perfectly suited to first-time buyers, young families, and professionals seeking space, style and convenience in a thriving new-build community.

Positioned on the desirable Worton Crescent in Hartburn Grange, the property immediately impresses with its attractive kerb appeal, private driveway with EV charging point, and energy-efficient solar panels — combining contemporary living with future-focused practicality.

Step inside and the home continues to shine with bright, neutral interiors designed for easy modern living. The spacious lounge creates the ideal setting for relaxing evenings, while the stylish open-plan kitchen/diner becomes the social heart of the home — perfect for entertaining friends, family dinners or enjoying weekend brunches with garden views. Large windows throughout allow natural light to flood the property, enhancing the calm and airy atmosphere.

Upstairs, three well-proportioned bedrooms provide flexibility for growing families, guest accommodation or a dedicated home office. The principal bedroom benefits from its own en-suite shower room, while the contemporary family bathroom offers a sleek and calming retreat after a long day.

Outside, the generous rear garden is a standout feature. Beautifully maintained and fully enclosed, it provides a safe and private outdoor space for children, pets and summer entertaining. Whether it's morning coffee in the sunshine, family BBQs, or simply unwinding after work, the garden offers a real extension of the living space and a wonderful lifestyle opportunity.

The location perfectly offers excellent access to Stockton-on-Tees, Yarm and the A66 — making daily commuting simple while allowing you to enjoy a quieter pace of life at home.

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

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GROUND FLOOR

RECEPTION HALL - Composite entrance door to reception hall with welcome mat, twin radiator and built-in cupboard.

LIVING ROOM - 4.17m x 3.66m (max) (13'8" x 12' (max))
With double glazed window to the front aspect and twin radiator.

KITCHEN DINER - 4.7m x 2.84m (15'5" x 9'4")
With double glazed window and French doors overlooking the rear garden, radiator and cupboard under stairs. Modern fitted kitchen with complementary worktops incorporating an integrated washing machine, slimline dishwasher, high level oven and grill, gas hob with overhead hood and integrated fridge freezer.

CLOAKROOM/WC - 1.8m x 1.02m (5'11" x 3'4")
With low level WC, wash hand basin and single radiator.

FIRST FLOOR

MASTER BEDROOM - 3.35m x 2.9m (11' x 9'6")
With double glazed window to the front aspect, radiator and bespoke fitted wardrobes.

EN-SUITE - 1.73m x 1.68m (5'8" x 5'6")
With double glazed window to the front aspect, double shower enclosure, pedestal wash hand basin, low level WC and single radiator.

BEDROOM TWO - 2.36m x 2.6m (7'9" x 8'6")
With double glazed window to the rear aspect and radiator.

BEDROOM THREE - 3.5m x 2.03m (11'6" x 6'8")
With double glazed window to the rear aspect and radiator.

BATHROOM - Comprising side panelled bath, floating style wash hand basin, low level WC, tiled splashbacks, radiator and extractor fan.

EXTERNALLY

PARKING & GARDEN - Externally there is a large block paved driveway for off road parking and gated access leads to an enclosed good size rear garden.

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.

AGENTS REF: - LJ/LS/STO260293/27052026

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



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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	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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