

WIDDALE ROAD, HARTBURN GRANGE, STOCKTON-ON-TEES, TS21 1GH



- ▲ Turn-key three-bedroom Taylor Wimpey semi-detached home
- ▲ No onward chain
- ▲ Shared ownership purchase at 35% (£66,500) available (subject to eligibility)
- ▲ Option to purchase 100% ownership (£190,000)

- ▲ Spacious lounge and contemporary kitchen/diner with French doors
- ▲ Principal bedroom with en-suite shower room
- ▲ Ground floor WC and modern family bathroom
- ▲ Double block-paved driveway
- ▲ Enclosed rear garden

£66,500

35% Shared Ownership

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Imagine moving into a beautifully presented home where there's nothing to decorate, nothing to update and no onward chain to delay your plans. Whether you're taking your first step onto the property ladder, looking for a smart family home or seeking an affordable route into one of Stockton's most desirable modern developments, this immaculate Taylor Wimpey home delivers comfort, convenience and exceptional value from day one.

Offered through Thirteen Group Shared Ownership, buyers have the opportunity to purchase 35% of the property for just £66,500, with the option to outright or staircase up to 100% ownership (£190,000) if preferred. It's a rare opportunity to buy a turn-key home in sought-after Hartburn Grange on terms to suit your circumstances.

Inside, the accommodation has been thoughtfully designed around modern lifestyles. The welcoming lounge offers the perfect place to unwind, while the contemporary kitchen/diner naturally becomes the heart of the home. French doors open directly onto the enclosed rear garden, making summer barbecues, family gatherings and children's play effortless. A handy ground floor cloakroom completes the downstairs accommodation.

Upstairs, the principal bedroom benefits from its own en-suite shower room, creating a private retreat at the end of the day. Two further bedrooms provide flexibility for children, guests or those working from home, all served by a modern family bathroom.

Outside, the property continues to impress with a double block-paved driveway providing ample off-road parking and a generous enclosed rear garden that's ready to enjoy from the moment you move in.

Located within the popular Hartburn Grange development, you'll enjoy excellent commuter links, reputable schools, nearby retail parks, supermarkets and green spaces, all while being only a short drive from Hartburn Village and Stockton town centre.

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, 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 and radiator.

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.

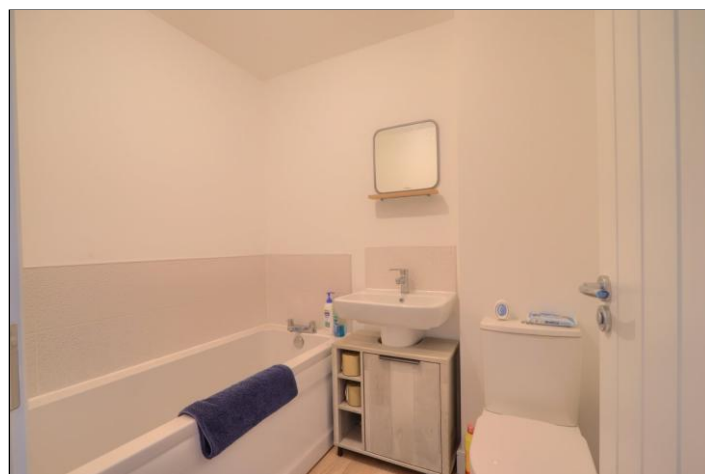
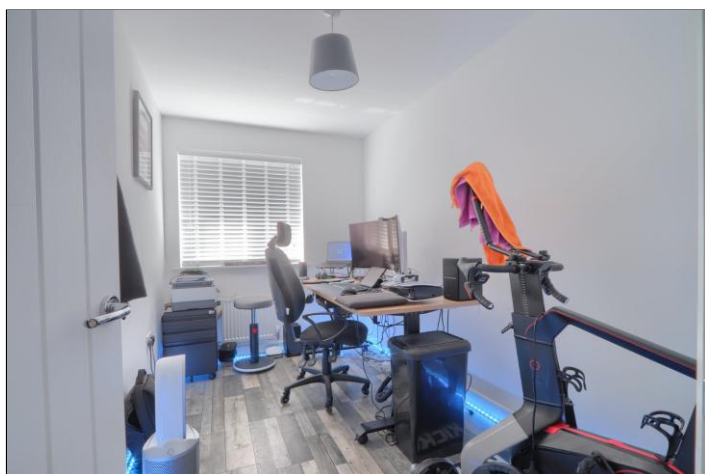
BATHROOM - Comprising side panelled bath, wash hand basin, low level WC, tiled splashbacks, radiator and extractor fan.

EXTERNALLY

PARKING & GARDEN - Externally there is a double 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.

Council Tax Band: C **Tenure:** Leasehold



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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