

## AINDERBY GROVE, HARTBURN, STOCKTON-ON-TEES, TS18 5PJ



- ▲ Detached House with Three Double Bedrooms
- ▲ Ready to Move in Condition
- ▲ Two Reception Rooms & Kitchen with Modern Units
- ▲ Drive, Carport & Garage
- ▲ Hartburn Cul-De-Sac Position
- ▲ Walking Distance to Schools
- ▲ No Onward Chain

**£230,000**

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Set in a highly regarded Hartburn cul-de-sac and offered to the market with a chain free sale, this excellently presented three double bedrooms home is in 'Ready to Move in' condition and would be perfect for someone looking for an extended detached house in a great location.

The accommodation flows in brief, entrance hall, living room, extended dining room, and breakfast kitchen on the ground floor. The first floor has a landing, modern bathroom with four-piece suite and three lovely size double bedrooms. Externally there are manicured lawns to the front and rear enclosed garden, a long driveway with carport and single garage.

Other features include gas central heating with combi boiler and UPVC double glazed windows.

#### **GROUND FLOOR**

**ENTRANCE HALL** - With composite entrance door to a spacious entrance hall with radiator, staircase to the first floor and under stairs cupboard.

**LOUNGE - 5.46m x 3.63m (17'11" x 11'11")**

With woodgrain effect laminate flooring, two radiators and bay window.



**TO VIEW:** Tel: 01642 355000

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### **DINING ROOM - 4.78m x 2.9m (15'8" x 9'6")**

An extended dining room creating some extra living space and featuring woodgrain effect laminate flooring, radiator, and UPVC sliding door to the rear garden.

### **KITCHEN BREAKFAST ROOM - 4.72m x 2.4m (max) (15'6" x 7'10" (max))**

Fitted with a range of high gloss wall, drawer, and floor units with complementary marble effect work surface, four ring gas hob with glass splashback and brushed steel electric extractor fan over, integrated electric oven and grill, plumbing for washing machine, dryer and dishwasher, and composite door to the side aspect.

### **FIRST FLOOR**

**LANDING** - With access to the loft and airing cupboard housing the Baxi combination boiler.

### **BEDROOM ONE - 4.22m (13'10") into wardrobe x 3.63m (11'11") into wardrobe**

With radiator and two built-in wardrobes.

### **BEDROOM TWO - 4.2m (13'9") into wardrobe x 3.63m (11'11") into recess**

With radiator and built-in wardrobe.

### **BEDROOM THREE - 2.67m (8'9") x 2.7m (8'10") into wardrobe**

With radiator and built-in wardrobe.

**BATHROOM** - Fitted with a white four-piece suite comprising panelled bath with shower attachment and mixer tap, wash hand basin, shower cubicle with glass shower screen and waterfall showerhead, WC, waterproof panelled walls, vinyl flooring and chrome towel rail.



### **EXTERNALLY**

**GARDENS** - To the front there is a lawned garden with side gated access to the westerly facing rear garden with flagstone patio area, lawn, timber shed, gravelled area, outside tap and power.

### **INTEGRATED GARAGE - 4.72m x 2.5m (15'6" x 8'2")**

A block paved driveway for a number of cars leads to a carport and single garage with up and over door, power supply, light and access door to the rear garden.

**AGENTS REF:** - MH/LS/STO230542/07082023

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

**TO VIEW:** Contact our Stockton office on

Tel: **01642 355000**



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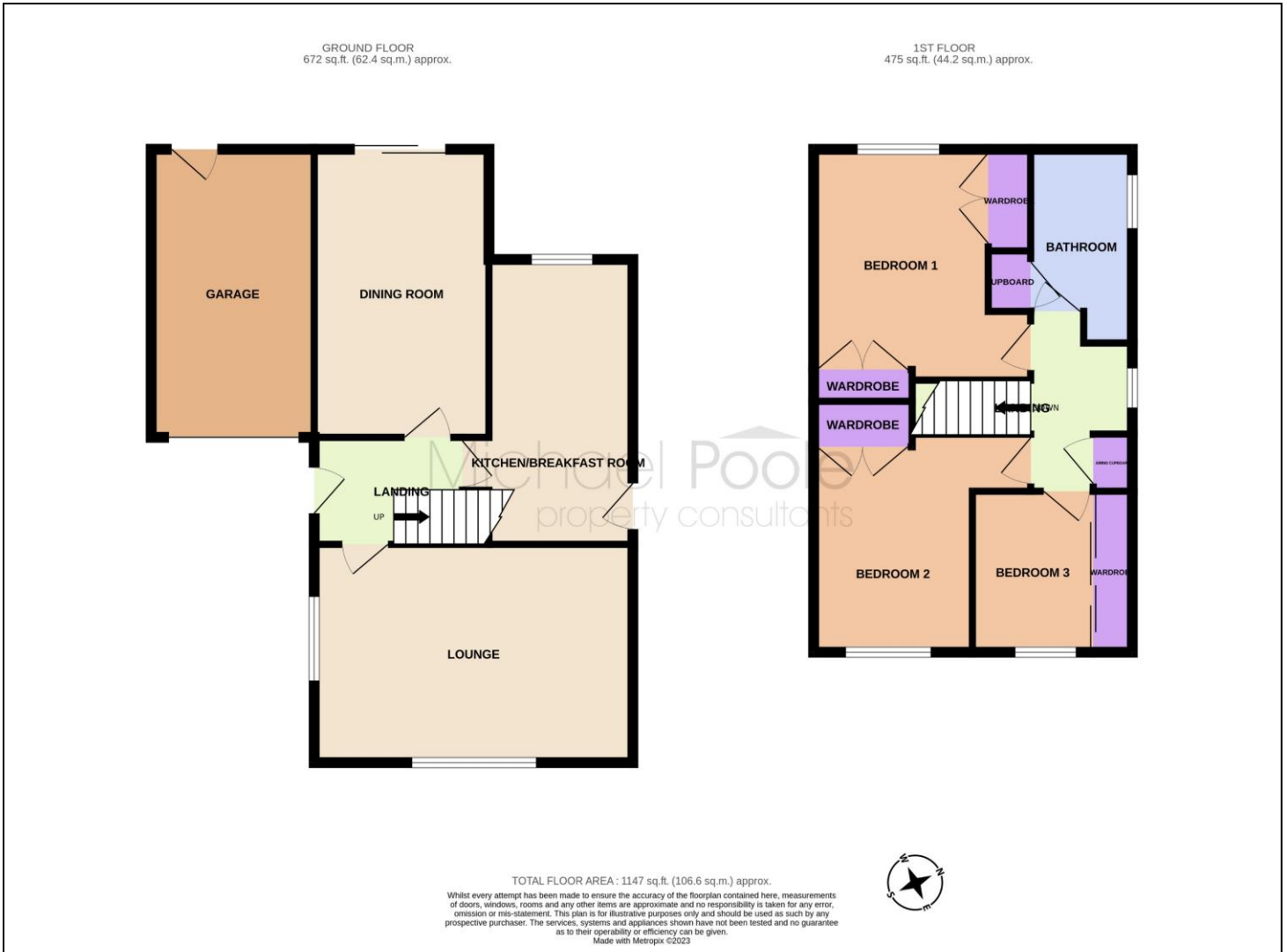
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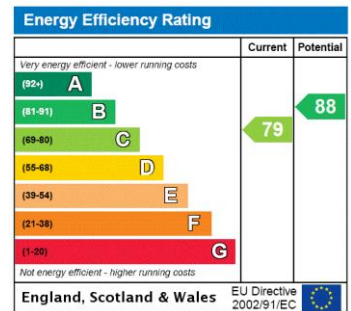
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