

**LORNE COURT, LOW HARTBURN, STOCKTON-ON-TEES, TS18 3UB**



- ▲ Superb Starter Home or Family Buy
- ▲ Private South/West Facing Garden
- ▲ Fabulous Garden Room with Bi-Folds
- ▲ Three Double Bedrooms & En-Suite
- ▲ Cul-De-Sac Position
- ▲ Driveway & Garage

**£225,000**

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Impressive family home with three double bedrooms plus en-suite. In addition, there is a fabulous garden room to the rear of the property and has the advantage of not being overlooked to the rear with a south/west facing garden. Viewing is a must!

The accommodation flows in brief, entrance, lounge, kitchen/diner, garden room, utility, WC, three bedrooms, en-suite, and bathroom.

**GROUND FLOOR**

**ENTRANCE HALL** - Entrance door to entrance hall with stairs to the first floor, storage cupboard and radiator.

**LOUNGE - 5m x 3.63m (16'5" x 11'11")**  
With double glazed window to the front aspect, radiator, and inglenook style fireplace with electric stove and oak mantel.

**KITCHEN DINER - 5.54m x 2.74m (18'2" x 9')**  
With double glazed window to the rear aspect, radiator, breakfast bar and contemporary modern shaker style cream kitchen with complementary granite effect worktops with matching splashback, double oven, gas hob with glass splashback and overhead hood, inset sink and drainer unit, and space for American style fridge freezer.



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### **UTILITY - 1.83m x 1.6m (6' x 5'3")**

With matching units to the kitchen, worktops, plumbing for washing machine, wine rack, double glazed door to the rear garden and access to the cloakroom/WC.

**CLOAKROOM/WC** - With double glazed window to the side aspect, radiator, low level WC, and wash hand basin.

### **GARDEN ROOM - 3.94m x 2.7m (12'11" x 8'10")**

With bi-folding doors to the rear garden, Velux window light in the pitched ceiling, two double glazed windows to the rear aspect, spotlights, and radiator.

### **FIRST FLOOR**

**LANDING** - With storage cupboard and loft access.

**MASTER BEDROOM - 3.5m (11'6") to front of wardrobes x 2.51m (8'3")**

With double glazed window to the rear aspect, radiator, and fitted wardrobes.

**EN-SUITE SHOWER ROOM** - With double glazed window to the rear aspect, chrome heated towel rail, low level WC, pedestal wash hand basin, shower cubicle and panelling to walls.

**BEDROOM TWO - 3.68m x 2.51m (12'1" x 8'3")**

With double glazed window to the front aspect, single radiator, and built-in cupboard.

**BEDROOM THREE - 3.63m x 2.13m (11'11" x 7')**

With double glazed window to the front aspect, laminate flooring, radiator, and built-in cupboard.

**BATHROOM** - With double glazed window to the rear aspect, low level WC, pedestal wash hand basin, side panelled bath, tiling to lower walls, radiator, and extractor fan.

### **EXTERNALLY**

**GARDENS & GARAGE** - Externally there is a front lawned garden and driveway for off road parking leading to an integral garage. Gated access leads to a southerly facing rear garden with stone patio, small lawn area, garden shed and is not overlooked.

Garage & Off Street Parking

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**Council Tax Band:** D

**Tenure:** Freehold

**AGENTS REF:** - LJ/LS/STO230799/10012024

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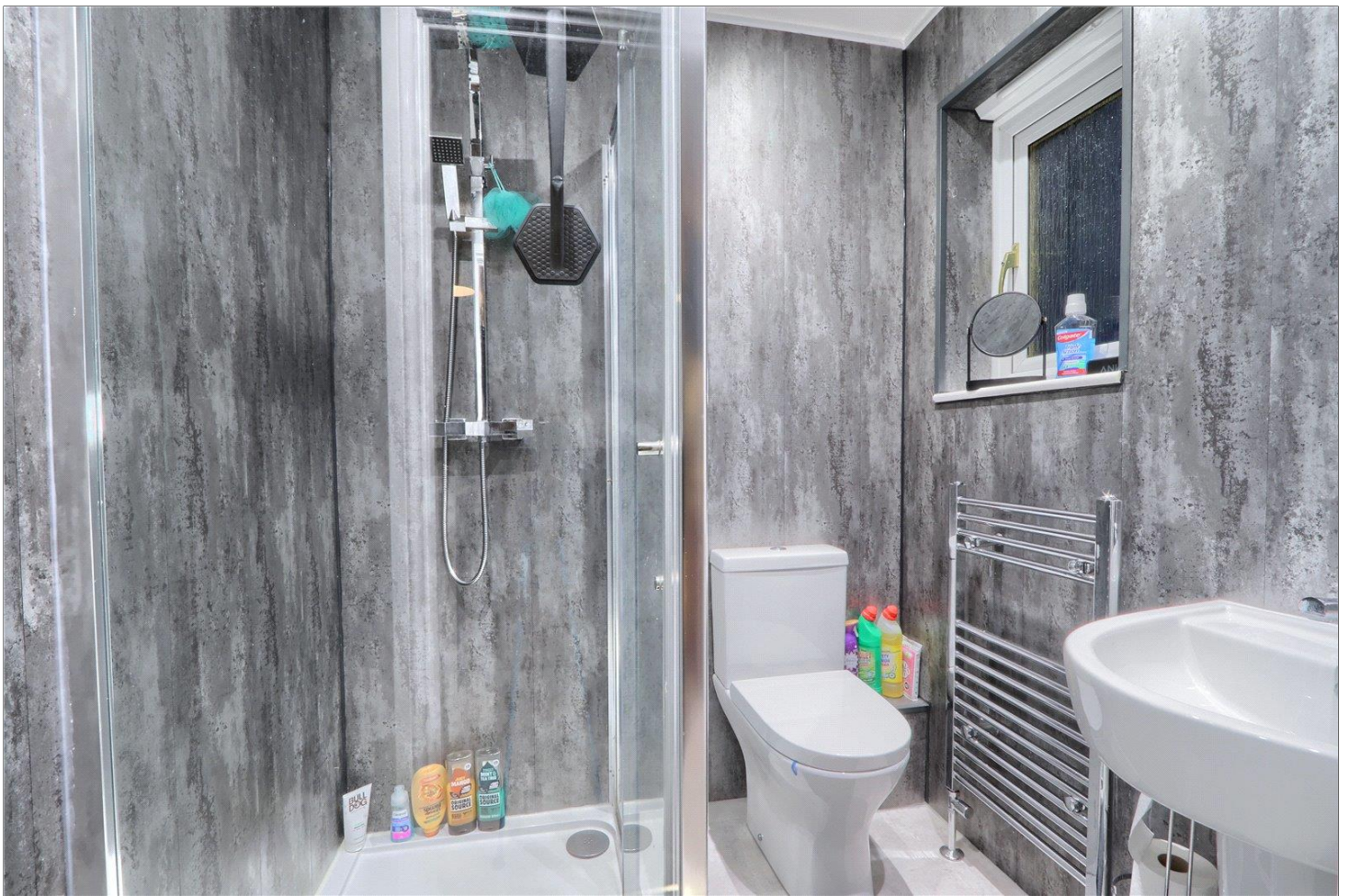


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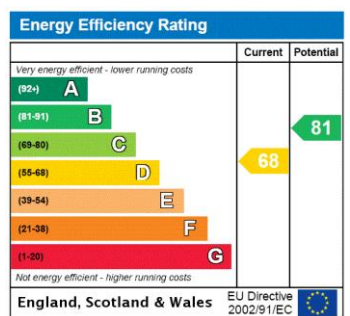
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