

HUDSWELL GROVE, HARTBURN, STOCKTON-ON-TEES, TS18 5HQ



- ▲ Extended Traditional Semi Detached
- ▲ Set at The Bottom of a Small Cul-De-Sac
- ▲ Generous Westerly Facing Rear Garden
- ▲ Beautifully Presented Throughout
- ▲ Two Reception Rooms with Multi & Gas Burners
- ▲ Fabulous Breakfast Kitchen, Dining Area & Conservatory
- ▲ Three Good Size Bedrooms & Loft Space
- ▲ Stunning Bathroom
- ▲ Block Paved Drive & 17ft Garage
- ▲ Gas Central Heating with Baxi Combi Boiler
- ▲ UPVC Double Glazing

£250,000

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With over 1,200 Sq. Ft. of living accommodation comes this fabulous extended semi-detached house at the bottom of a small cul-de-sac in Hartburn. It has a generous westerly facing rear garden, block paved driveway, summerhouse, 17ft garage and loft room.

The wonderfully presented home has been tastefully modernised over the years but with a traditional twist. Comprising entrance hall with Parquet flooring, cosy front lounge with multi stove burner, rear sitting room with gas burner, dining area, conservatory, and breakfast kitchen with fantastic range of units and oak worktops. The first floor has three good size bedrooms, all with built-in wardrobes and a stunning family bathroom. The loft has been converted with a fix staircase to create some further storage. Outside there is a colourful well planned westerly facing rear garden with well-placed seating areas.

Other features include gas central heating with Baxi combi boiler, UPVC double glazing, log stove and outside power.

Tenure - Freehold

Council Tax Band C

GROUND FLOOR

ENTRANCE HALL - Wooden entrance door with glass inlay to a spacious entrance hall with Parquet flooring, staircase to the first floor with oak banister, under stairs storage cupboard, radiator, and thermostatic heating control.

LOUNGE - 4.67m (15'4") into bay window x 3.76m (12'4") into alcoves

With Parquet flooring, radiator, bay window and Multi stove burner in feature surround with slate tiled hearth.

REAR SITTING ROOM - 3.73m (12'3") into alcove and recess x 3.63m (11'11")

With Parquet flooring, radiator and living flame gas burner with oak beam over and slate tiled hearth.

DINING AREA - 3.07m (10'1") (max) x 2.51m (8'3") (max)

With LVT flooring, radiator, Velux window and double glazed door opening to the conservatory.

CONSERVATORY - 3.73m x 2.29m (12'3" x 7'6")

A useful addition to the property creating some extra living space and featuring tiled floor and UPVC sliding doors opening to the westerly facing rear garden.

TO VIEW: Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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BREAKFAST KITCHEN - 5.3m (17'5") (max) x 2.57m (8'5") (max)

Fitted with a range of shaker design wall, drawer, and floor units with complementary oak work surface and breakfast bar, four ring gas hob with tiled splashback and brushed steel electric extractor fan over with glass inlay, integrated electric oven, double ceramic sink with mixer tap over, space for fridge freezer and plumbing for washing machine. Engineered oak flooring, LED downlights, and composite door to the side aspect.

FIRST FLOOR

LANDING

BEDROOM ONE - 3.63m (11'11") x 3.4m (11'2") into wardrobes

Built-in wardrobes with sliding door and radiator.

BEDROOM TWO - 4.24m (13'11") into recess x 3.38m (11'1") into wardrobe

Built-in wardrobe with mirror sliding door, LVT flooring, radiator, and built-in shelving units.

BEDROOM THREE - 2.77m (9'1") into recess x 2.26m (7'5")

With built-in wardrobe, woodgrain effect laminate flooring and radiator.

LOFT ROOM - 4.04m (13'3") with reduced head height x 4.01m (13'2") with reduced head height

The loft has been converted to create some extra storage space and features a fixed staircase, radiator, and two Velux windows.

BATHROOM - Fitted with a modern three-piece suite comprising bespoke oak panelled bath with mixer tap, glass shower screen, drench showerhead and shower attachment, oak sink unit with wash hand basin and mixer tap, oak flooring, WC, art deco style towel rail and electric extractor fan.

EXTERNALLY

GARDENS - To the front there is a slate gravelled garden with boundary wall and mature bush borders. Gated access leads to the westerly facing rear garden with astro turf seating area with pergola, flagstone patio area, timber decked seating area, brick built borders with flowers and bushes, log store, outside power, outside tap, lawn further timber decked area with wooden summerhouse and mature flower borders.

GARAGE - 5.3m x 2.5m (17'5" x 8'2")

With block paved driveway leading to the garage with up and over door, power supply and light.

AGENTS REF: - MH/LS/YAR240093/23022024

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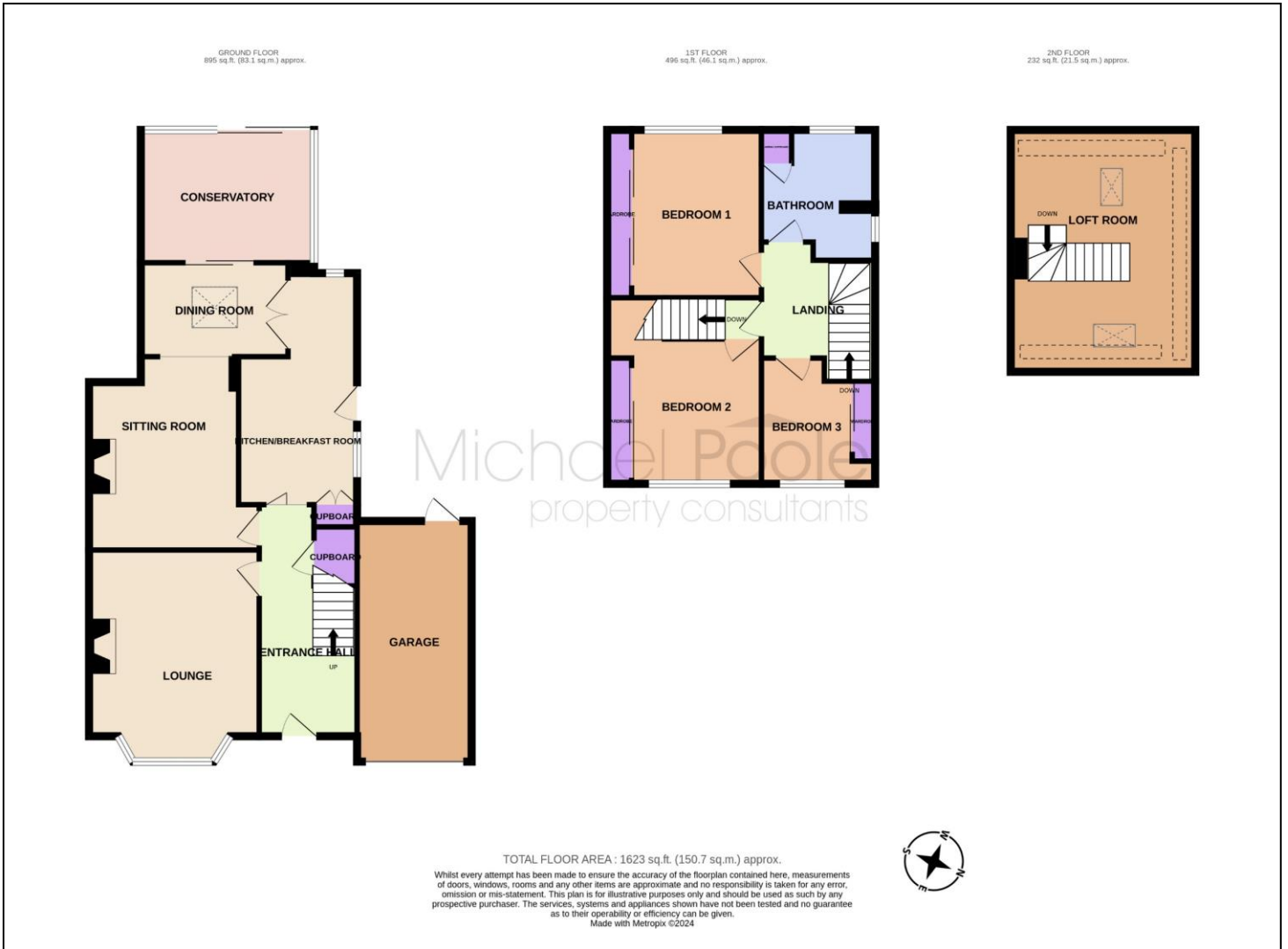


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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