

# Harper & Co

Estate Agents Ltd

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## Waltham Avenue

Hartburn, Stockton-On-Tees, TS18 5AE

Situated Within The Highly Sought After Area Of Hartburn, Stockton-On-Tees, This Immaculately Presented And Substantially Extended Four Bedroom Semi Detached Family Home Spans Over 1,400 Sq Ft And Offers Stylish, Spacious Living With Further Potential To Extend (Subject To Planning Permission).

**£300,000**

# Waltham Avenue

Hartburn, Stockton-On-Tees, TS18 5AE



- Extended Four Bedroom Semi Detached Family Home Over 1,400 Sq Ft
- Spacious Lounge With Bay Window And Feature Fireplace
- Separate Utility Room And Ground Floor Cloakroom WC
- Driveway Parking And Garage With Potential To Convert Subject To Planning Permission
- Situated In The Highly Sought After Hartburn Location
- Large Dining And Family Room With French Doors To Rear Garden
- Four Well Appointed Bedrooms And Two Bathrooms
- Immaculately Presented And Upgraded Throughout
- Stunning Open Plan Kitchen/Diner With Integrated Appliances And Breakfast Bar
- West Facing Rear Garden With Patio And Lawn Area

## Full Description

## Location

## Note

## Disclaimer

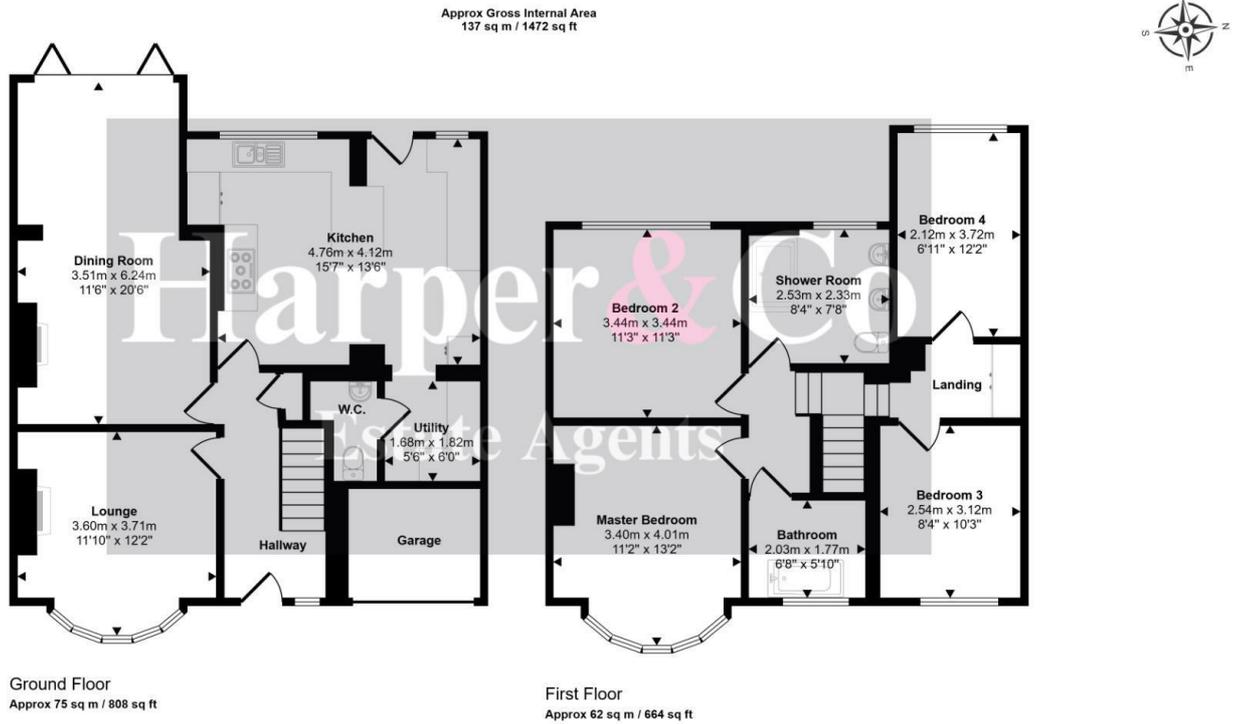
## Money Laundering Notice



## Directions



# Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	