



6 Austin Avenue

Hartburn, Stockton-On-Tees, TS18 3QN

Offers in excess of £270,000



Positioned In The Desirable Area Of Hartburn, Stockton-on-tees, This Charming Semi-detached House On Austin Avenue Presents An Excellent Opportunity For Families And Professionals Alike. Recently Refurbished, The Property Boasts Upgraded Fixtures That Enhance Both Its Aesthetic Appeal And Functionality.



Full Description

OFFERS INVITED AROUND £275,000.

Upon Entering, You Are Greeted By A Spacious Reception Room That Offers A Warm And Inviting Atmosphere, Perfect For Relaxation Or Entertaining Guests. The Heart Of The Home Is Undoubtedly The Modern Open Plan Kitchen And Dining Area, Featuring Newly Installed Units That Provide Ample Storage And Workspace. This Layout Not Only Promotes A Sociable Environment But Also Allows For Easy Access To The Essential Separate Utility Room And A Convenient Ground Floor W/C.

The Property Comprises Four Well-proportioned Bedrooms, Providing Plenty Of Space For Family Living Or Guest Accommodation. The Extended Rear Aspect Offers Additional Living Space, With Potential For Further Extension, Subject To Planning Permission, Allowing You To Tailor The Home To Your Specific Needs.

Outside, The Double-length Block-paved Driveway Ensures Off-road Parking For Multiple Vehicles, A Valuable Asset In Today’s Busy World. The Location Is Ideal, With Local Amenities, Schools, And Parks Within Easy Reach, Making It A Perfect Setting For Family Life.

In Summary, This Semi-detached House On Austin Avenue Is A Delightful Blend Of Modern Living And Potential, Making It A Must-see For Anyone Looking To Settle In The Vibrant Community Of Hartburn.

Location

Excellent Commuter Access With The A66 & A19 Just Minutes Away, Whilst Being Within A Short Stroll Of Ropner Park & Lake.

Austin Avenue Can Be Accessed Via Hartburn Lane.

- Ropner Park & Lake - 8 Minute Walk
- Preston Park & Museum - 5 Minute Drive
- Hartburn Village, The Masham, Bars & Restaurants - 4 Minute Drive/15 Minute Walk
- Yarm High Street - 11 Minute drive
- Aldi Supermarket - 9 Minute Walk/2 Minute Drive
- Thornaby Train Station - 7 Minute Drive
- Tees Barrage & Infinity Bridge - 7 Minute Drive

Distance Times As Estimated By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

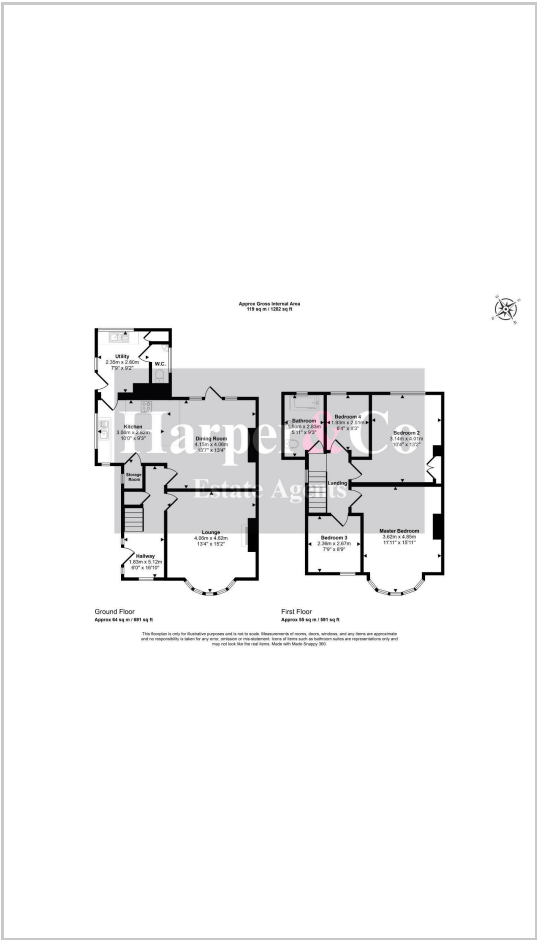
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

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Area Map



Floor Plans



Energy Efficiency Graph

