



## 12 Parkwood Drive

Hartburn Village, Stockton-On-Tees, TS18 5DN

**Offers in excess of £450,000**



For Sale With No Onward Chain! In The Desirable Hartburn Village, This Exceptional Detached Bungalow On Parkwood Drive Presents A Rare Opportunity To Acquire A Splendid Family Home. With Its Prime Location Just A Short Stroll From The Charming Village Centre, This Property Offers Both Convenience And Tranquillity.

Offers Invited Between £450,000 - £460,000



Full Description

The Bungalow Boasts An Impressive Layout, Featuring Three Spacious Reception Rooms That Provide Ample Space For Relaxation And Entertaining. The Four Well-proportioned Bedrooms Ensure That There Is Plenty Of Room For Family And Guests Alike. Additionally, The Two Bathrooms Offer Practicality And Comfort For Everyday Living.

One Of The Standout Features Of This Property Is The Beautiful South-west Facing Garden, Which Is Perfect For Enjoying The Sun Throughout The Day. The Elevated Patio Seating Area Is An Ideal Spot For Al Fresco Dining Or Simply Unwinding In The Serene Surroundings, While The Lush Lawn Adds A Touch Of Greenery To The Outdoor Space.

For Those In Need Of Storage Or Looking To Explore Potential Conversion Options, The Detached Garage Provides Essential Space That Can Be Tailored To Your Needs, Subject To The Necessary Planning Permissions. The Concrete Imprint Driveway Offers Off-road Parking For Multiple Vehicles, Ensuring Convenience For Both Residents And Visitors.

This Bungalow Is Truly A Gem In A Sought-after Location, Making It A Perfect Choice For Families Or Anyone Seeking A Peaceful Retreat In Hartburn Village. Don't Miss The Chance To Make This Delightful Property Your New Home.

Location

Attractively Positioned Within A Mature And Sought-After Hartburn District, With Excellent Commuter Access Just Minutes Away. Whilst Being Within A Short Stroll Of Popular Bars & Restaurants, Sports Facilities And It's Renowned Tree-Lined Village.

- The Masham Bar & Restaurant - 8 Minute Walk
- Hartburn Primary School - 10 Minute Walk
- Ian Ramsey CE Academy - 19 Minute Walk, 4 Minute Drive
- Ropner Park, Tennis Courts, Cafe & Lake - 16 Minute Walk
- Stockton West End Bowls Club - 14 Minute Walk
- Harper Parade & Shops - 10 Minute Walk
- ALDI - 6 Minute Drive

Distance Times As Estimated By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers. The Location Is Part Of A Conservation Area.

Disclaimer

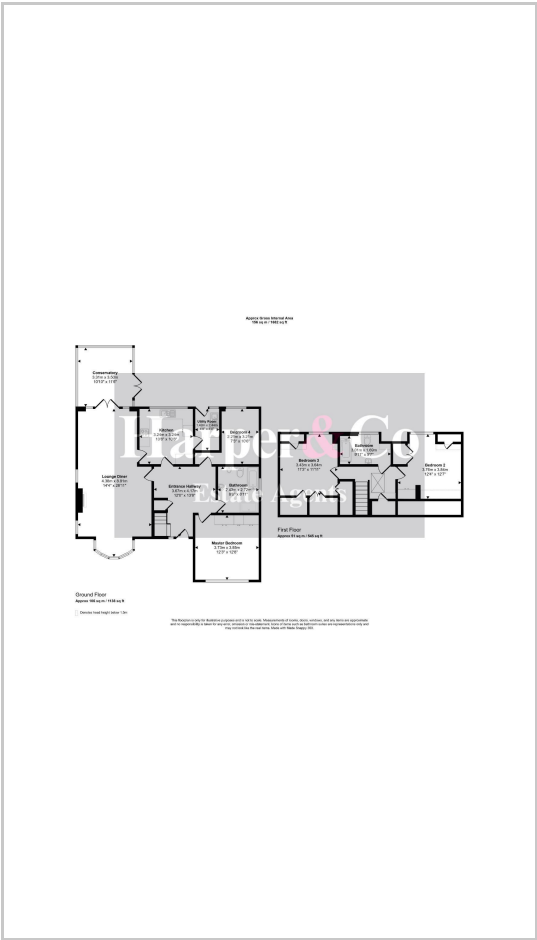
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees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

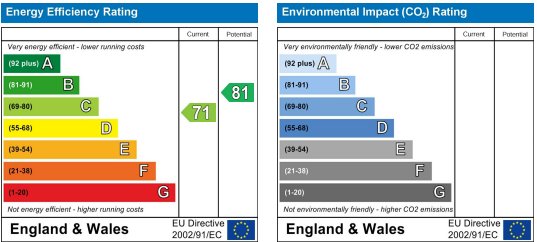
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.