



## 42 West End Way

Hartburn, Stockton-On-Tees, TS18 3UA

**£250,000**



Mclean Built In 2001 To The 'Faversham' Design - Step Into This Beautifully Presented Family Home, Perfectly Nestled In The Highly Sought-After Location Of Hartburn. Enjoy The Peace Of A Quiet, Friendly Neighbourhood While Being Just Moments From Yarm, Hartburn, Stockton, And Excellent Road Links.

Spacious Accommodation Across Four Bedrooms, With An En Suite Shower Room To The Master And A Convenient Ground Floor W.C. For Everyday Ease. Two Elegant Reception Rooms Offer The Perfect Spaces To Entertain Friends Or Unwind With Loved Ones, While The Large Conservatory Bathes The Home In Natural Light, Connecting You Effortlessly To Your Private West-Facing Rear Garden—Ideal For Summer Evenings And Weekend Barbecues.



**Location**

Situated In The Desirable Hartburn Area, 42 West End Way Benefits From A Peaceful Residential Setting While Being Just Minutes From Local Shops, Cafés, And Everyday Amenities. Well-Regarded Schools And Green Open Spaces Are Close By, Making It Ideal For Families, While Excellent Road Links Provide Easy Access To Stockton Town Centre, Yarm, And The A66 For Commuting Across Teesside.

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

**Disclaimer**

These Details Are Provided In Good Faith But Do Not Form Part Of Any Offer Or Contract. Harper & Co Estate Agents Ltd And Their Staff Are Not Authorised To Make Statements Or Guarantees About The Property.

We Aim For Accuracy, But These Particulars Are Only A General Guide. If There’s Something Important To You, Please Contact Us So We Can Confirm The Details—Especially Before Travelling Long Distances To View.

Measurements Are Approximate And Should Not Be Relied Upon As Exact. We Have Not Tested Any Services, Appliances, Or Equipment, So We Recommend That Buyers Arrange Their Own Checks Or Surveys Before Making An Offer.

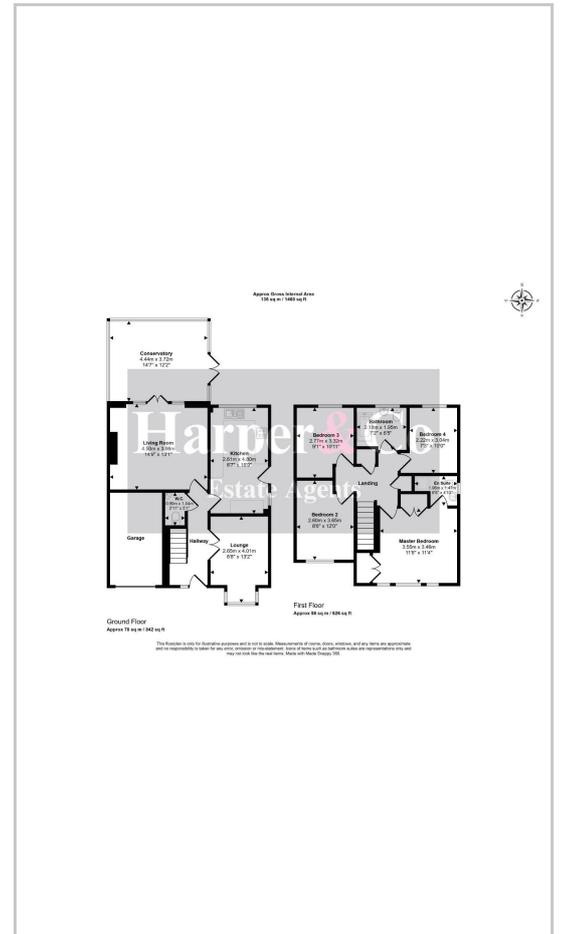
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

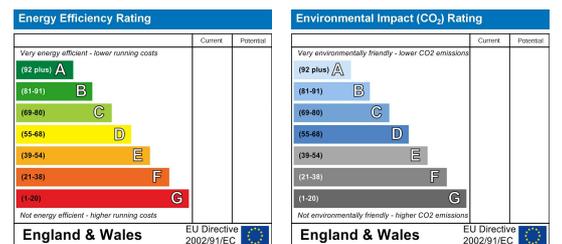
**Area Map**



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.