



13 Bromley Road

Hartburn, Stockton-On-Tees, TS18 4HE

Offers in the region of £290,000



A Beautifully Presented And Deceptively Spacious Bungalow, Situated In A Highly Sought-After Cul-De-Sac Location In Hartburn — An Area Prized For Its Peaceful, No-Through-Road Setting While Remaining Just A Short Stroll From Excellent Local Amenities, Transport Links, And Schools.

This Charming Home Offers A Perfect Blend Of Comfort, Style, And Practicality, Beginning With A Welcoming Entrance Hallway That Sets The Tone For The Well-Maintained Interiors Throughout.



Full Description

At The Heart Of The Property Is An Impressive Open-Plan Kitchen/Diner, Thoughtfully Designed With Integrated Appliances, Contemporary Units, And A Fitted Breakfast Bar, Making It The Ideal Hub For Family Life Or Entertaining Guests. Flowing From The Kitchen Is A Spacious Family Lounge, Enhanced By A Striking Exposed Brick Chimney Breast Housing A Cosy Log-Burning Stove—Perfect For Relaxing Evenings In.

The Home Also Boasts A Versatile Separate Utility Room, Offering Flexibility For Modern Living. With Ample Space And Natural Light, It Presents Excellent Potential To Convert Into A Dedicated Home Office—Ideal For Remote Work Or Creative Pursuits.

Accommodation Includes Two Well-Proportioned Double Bedrooms, Both Neutrally Decorated And Ready To Move Into. The Generous Family Bathroom Is A Standout Feature, Showcasing A Luxurious Four-Piece Suite Complete With A Freestanding Roll-Top Bath, Separate Shower Enclosure, WC, And Washbasin.

Externally, The Low-Maintenance Rear Garden Provides A Private Oasis With An Elevated Patio Seating Area, Artificial Lawn, And No Overlooking Neighbours, Making It Perfect For Outdoor Entertaining Or Peaceful Relaxation. The Integral Garage Offers Valuable Storage Or Could Be Converted (Subject To Planning Permission) To Suit A Variety Of Needs.

To The Front, A Block-Paved Driveway Provides Convenient Off-Road Parking, Complemented By An Attractive, Low-Upkeep Front Aspect.

This Home Ticks All The Boxes For Couples, Small Families, Or Downsizers Looking For Style, Space, And Location In One Complete Package.

Location

Bromley Road Can Be Accessed via Hartburn Avenue & Oxbridge Lane.

- Ropner Park - 7 Minute Walk
- Hartburn Primary School - 8 Minute Walk
- Oxbridge Lane Primary School - 15 Minute Walk
- The Grangefield Academy - 14 Minute Walk
- Ian Ramsey Church Of England Academy - 14 Minute Walk

All Distance Times As Suggested By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

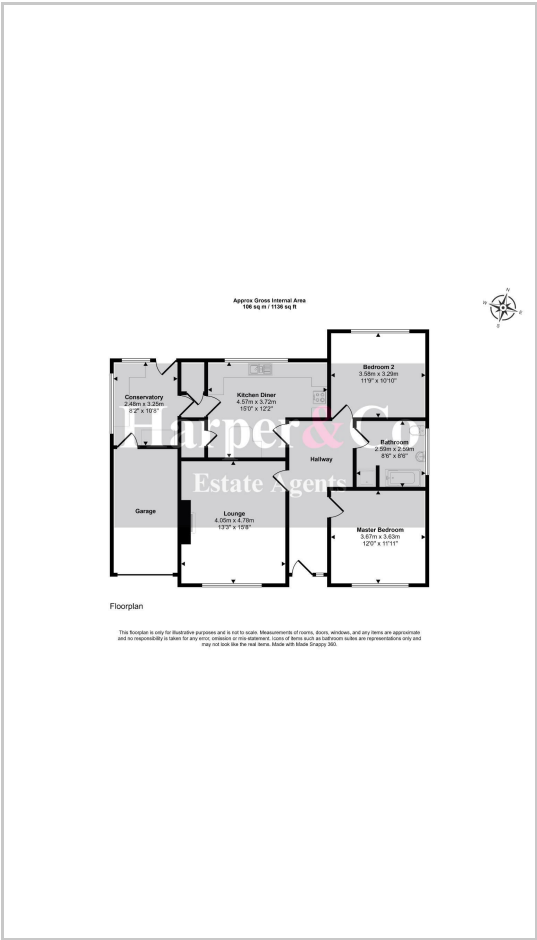
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees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

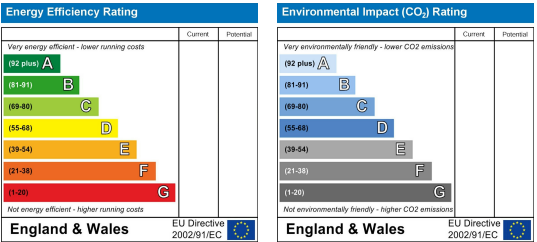
Area Map



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.