



## 4 Killingshall Grove

Hartburn, Stockton-On-Tees, TS18 5PT

**Offers over £200,000**



Welcome To This Charming Semi-detached House Located In The Desirable Area Of Killingshall Grove, Hartburn In Stockton-on-tees. This Delightful Property Boasts Three Well-proportioned Bedrooms, Making It An Ideal Home For Growing Families Or Those Seeking Extra Space. The Heart Of The Home Is A Spacious 24ft Lounge/Diner, Perfect For Family Gatherings Or Entertaining Friends, Providing A Warm And Inviting Atmosphere.



## Full Description

The Property Has Been Well Maintained Throughout, Ensuring That You Can Move In With Ease And Comfort. An Attached Garage Offers Additional Storage Space, With The Potential For Conversion, Subject To Planning Permission, Allowing You To Tailor The Space To Your Needs.

Step Outside To Discover An Enclosed South-facing Rear Garden, Complete With A Patio Seating Area, Perfect For Enjoying Sunny Afternoons Or Hosting Summer Barbecues. The Garden Provides A Private Retreat For Relaxation And Play, Making It A Wonderful Space For Children And Pets Alike.

Additionally, The Block-paved Driveway Offers Off-road Parking For Multiple Vehicles, A Valuable Feature In This Sought-after Location.

This Property Presents A Fantastic Opportunity For Those Looking To Settle In A Friendly Community, With Convenient Access To Local Amenities And Transport Links. Don't Miss The Chance To Make This Lovely House Your New Home.

## Location

Killinghall Grove Is Located In Hartburn & Is Within Walking Distance To Many Local Amenities, Reputable Schools & Transport Routes.

Fairfield Primary School - 4 Minute Drive, 9 Minute Walk  
 Our Lady & St Bede Catholic Academy - 6 Minute Drive, 20 Minute Walk  
 Holy Trinity Rosehill CE Primary School - 2 Minute Drive. 9 Minute Walk  
 Ian Ramsey Church of England School - 4 Minute Drive, 18 Minute Walk

Distance Times As Suggested By Google Maps.

## Note

Please Find The Attached Brochure With Material Information For Buyers.

## Disclaimer

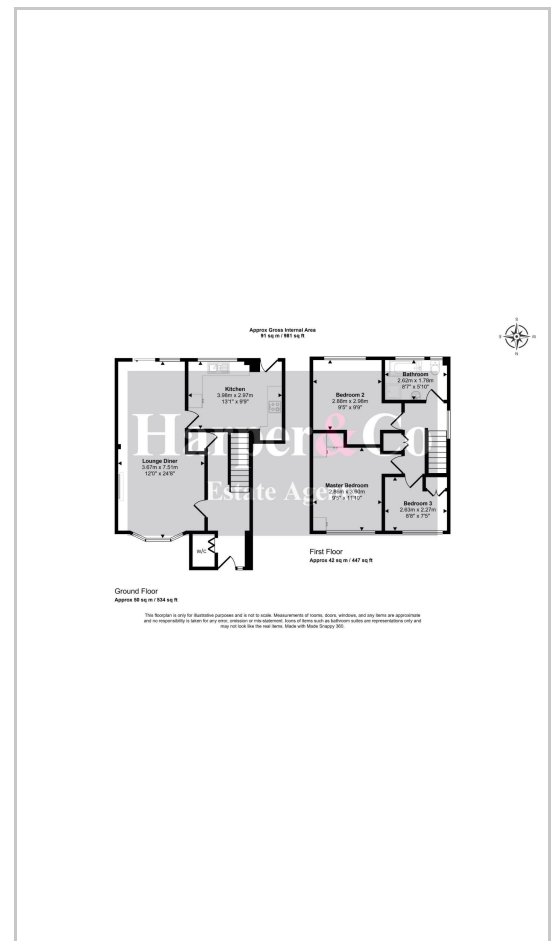
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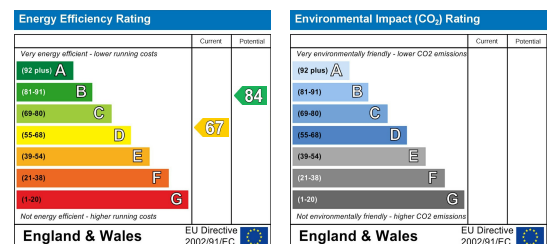
## Area Map



## Floor Plans



## Energy Efficiency Graph



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