



## 1 Auckland Way

Hartburn, Stockton-On-Tees, TS18 5LG

**Offers in excess of £343,000**



Dreaming Of Running Your Business From Home And Cutting Overheads? Or Seeking A Versatile Family Home With Self-contained Ground Floor Living For A Loved One Or Teenager? This Property Offers A Ground Floor Studio, Kitchen/Living Area, Bedroom, And Walk-in Shower Room. The Spacious Entrance Hallway, Featuring A Wide Door, Ensures Easy Access.

Fully Refurbished In 2014, This Home Boasts Numerous Upgrades. It Holds A Valid Electrical EICR Certificate Dated 19/2/24. Enjoy The Benefits Of uPVC Double Glazing And Combi Gas Central Heating. The Generous Plot Includes Off-road Parking For Several Cars Or A Motorhome/Campervan. The Stunning Rear Garden Is Adorned With Mature Plants, Borders, Trees, And A Timber Shed.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!





**Location:**  
Auckland Way Is Accessible Via Green Lane, Darlington Road, Oxbridge Lane & Fairfield Road. The Property Sits On The Corner Near Dunedin Avenue.

Hartburn Primary School - 5 Minute Walk  
Ian Ramsey COE Academy - 8 Minute Walk  
Our Lady & St Bede School - 24 Minute Walk Or 4 Minute Drive  
Stockton Sixth Form College - 28 Minute Walk Or 5 Minute Drive  
The Masham & Hartburn Village - 9 Minute Walk  
Ropner Park, Cafe & Lake - 15 Minute Walk

Distance Times Estimated Using Google Maps.

**Internal Accommodation Comprises:**

**Open Plan Kitchen, Dining & Living Area**  
9'8" x 12'9" - 12'9" x 31'5" (2.95m x 3.89m - 3.89m x 9.60m)  
Fitted With A Range Of Modern Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Built In Oven & Microwave, Gas Hob With Overhead Extractor Fan & Tiled Splashback, Integrated Appliances, Space For A Family Dining Table & Chairs, Living Area, Radiator, Spotlights, Storage Cupboard, uPVC Double Glazed Windows x2 & French Doors x2.

**Entrance Hallway**  
Composite Entrance Door, Storage Cupboard, Leads To Open Plan Kitchen/ Living Area, Bedroom Four & Storage Cupboard.

**Ground Floor Family Room & Kitchen Area**  
17'5" x 8'9" (5.31m x 2.67m )  
Fitted With A Range Of Base & Wall Units, Worksurface Incorporating A Sink Unit, Space For Appliances, uPVC Double Glazed French Doors, Storage Cupboard.

**Ground Floor Bedroom Four**  
10'11" x 9'6" (3.35m x 2.92m)  
Skylight Window, Radiator.

**Ground Floor En-Suite Shower Room**  
Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Shower, W/C, Radiator.

**Ground Floor Studio**  
Fitted With Base, Wall & Drawer Units, Worksurfaces Incorporating Sink Unit & Tap, Radiator, uPVC Double Glazed Skylight, Door To Side Access, French Doors x2 To The Rear.

**First Floor Landing**  
Access To Bedrooms & Storage Cupboard, uPVC Double Glazed Window.

**Master Bedroom**  
12'11" x 9'8" (3.94m x 2.95m)  
uPVC Double Glazed Windows, Radiator.

**En-Suite Bathroom**  
7'1" x 6'0" (2.16m x 1.83m )  
Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Panelled Bath, W/C, Radiator, uPVC Double Glazed Window.

**Bedroom Two**  
11'5" x 12'11" (3.48m x 3.94m)  
Storage Cupboard, uPVC Double Glazed Window, Radiator.

**En-Suite Shower Room**  
Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Shower, W/C, Radiator.

**Bedroom Three**  
9'10" x 9'8" (3.02m x 2.95m)  
uPVC Double Glazed Window, Radiator.

**En-Suite Shower Room**  
Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Shower, W/C, Radiator.

**Externally:**  
Generous Driveway Providing Off-Road Parking, Privacy Hedging, Lawned Gardens Front & Rear.

**Construction:**  
Standard Brick Built Approx 1950-1966  
Roof Is Mainly Felt, With A Flat Section Above The Garage Conversion.

**Energy Efficiency Rating: D**  
The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: D**  
Estimate - £2,138

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Area Map



Floor Plans



Energy Efficiency Graph

