



31 West End Way

Lower Hartburn, Stockton-On-Tees, TS18 3UA

Offers in excess of £250,000



A Beautiful Detached Family Home Nestled Between Hartburn & Yarm. Within Easy Reach Of Local Amenities & Walking Distance To Both Preston Museum & Ropner Park. With Excellent Road Links Being Just A Few Minutes From The A66. The Property Is Spacious Throughout Comprising: An Open Plan Kitchen/Breakfast Area, Generous Size Lounge With Media Wall, Separate Dining Room, Conservatory, Ground Floor W/C, Integral Garage, Family Bathroom, Four Double Bedrooms With The Master Benefiting Fitted Wardrobes & En-Suite & Study Room.

Since Purchase The Current Vendors Have Improved The Property By Re-Fitting The Kitchen & Family Bathroom, Installing A New Gas Combi Boiler (2022) & Re-Decoration, New Carpets & Flooring. Energy Saving Solar Panels Are Fitted Offering The Potential To Save Money On Energy Bills.

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:

From The A66 Take An Exit Onto Yarm Road, Then Turn Onto West End Way & The Property Will Be On The Left Hand Side.

Ropner Park & Lake - 10 Minute Walk
 Hartburn Village, Shops, Bars & Restaurants - 20 Minute Walk
 Lidl Supermarket - 5 Minute Walk
 Preston Park, Museum & Grounds - 5 Minute Drive
 Hartburn Primary School - 4 Minute Drive
 A66 Interchange - 2 Minute Drive

Distance Times As Estimated by Google Maps.

Accommodation:**Entrance Hallway**

Composite Entrance Door, Leads To Lounge, Kitchen, Ground Floor W/C, Garage & Staircase To First Floor.

Lounge

10'6" x 16'3" (3.22m x 4.97m)
 Media Wall With Spotlights, Feature Fireplace, uPVC Double Glazed Bay Window, Radiator,

Kitchen

10'4" x 14'8" (3.15m x 4.49m)
 Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Feature Island/Breakfast Bar, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, Storage Cupboard, Radiator, uPVC Double Glazed Window & Door To Rear.

Dining Room

10'6" x 10'4" (3.22m x 3.17m)
 Space For Dining Table & Chairs, Radiator, uPVC Double Glazed French Doors To The Conservatory.

Conservatory

7'10" x 9'3" (2.41m x 2.82m)
 uPVC Double Glazed Windows & Door To Rear.

Ground Floor W/C

5'1" x 2'11" (1.55m x 0.89m)
 Fitted With A White Suite Comprising; Hand Wash Basin, W/C, Radiator.

First Floor Landing

Open Spindle Balustrade, Storage Cupboard, Access To Bedrooms, Study & Bathroom.

Master Bedroom

12'0" x 10'9" (3.68m x 3.30m)
 Fitted Wardrobes, Radiator, uPVC Double Glazed Window.

En-Suite Shower Room

5'10" x 6'5" (1.80m x 1.98m)
 Fitted With A White Suite Comprising; Hand Wash Basin & Vanity Unit, Shower, W/C, Radiator, uPVC Double Glazed Window.

Bedroom Two

11'3" x 9'8" (3.43m x 2.97m)
 Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Three

10'2" x 8'5" (3.10m x 2.59m)
 uPVC Double Glazed Window, Radiator.

Bedroom Four

8'6" x 8'9" (2.61m x 2.69m)
 uPVC Double Glazed Window, Radiator.

Study

5'10" x 6'4" (1.80m x 1.95m)
 uPVC Double Glazed Window, Radiator.

Family Bathroom

6'7" x 6'0" (2.01m x 1.85m)
 Fitted With A White Three Piece Suite Comprising; Hand Wash Basin & Vanity Unit, W/C, Panelled Bath With Overhead Shower, LED Mirror, Radiator, uPVC Double Glazed Window.

Integral Garage

Up & Over Door, Power Supply, Access Door From The Hallway.

Energy Efficiency Rating; B

The Full Energy Efficiency Certificate Is Available On Request.

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.

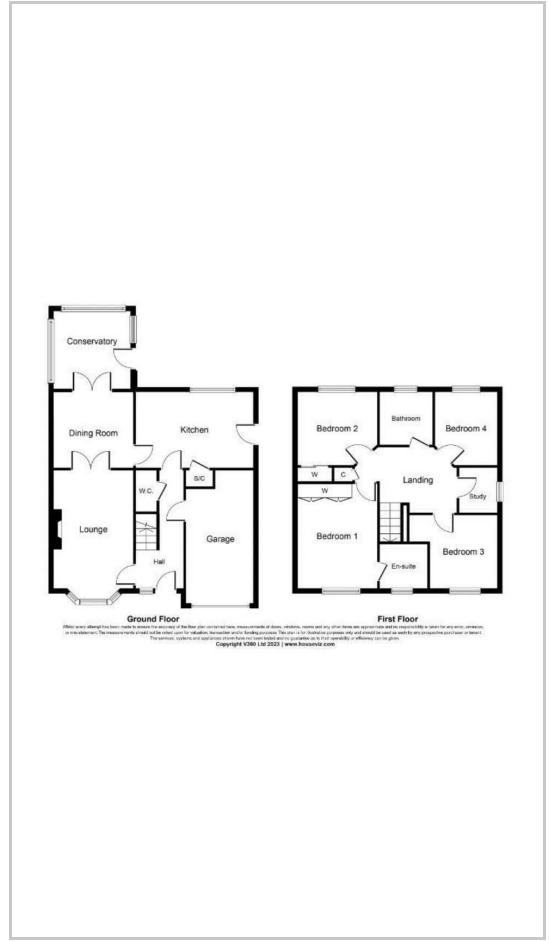
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling 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.

Solar Panels:

The Solar Panels Are On A Lease - For Further Information, Speak With The Agent.

Property Information

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.

Area Map**Floor Plans****Energy Efficiency Graph**