



4 Devonshire Street

Hartburn, Stockton-On-Tees, TS18 3QQ

Offers in excess of £90,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession. Fully Refurbished In 2017, Having Been Well Maintained Since. Ready To Move Into, In Excellent Condition. Offers Invited Between £95,000 And £100,000.

Recently Installed Gas Combi Boiler In January 2017 With Gas Safety Cert. uPVC Double Glazed Windows Installed In 2017. Valid EICR (Electrical Installation Condition Report) With Certificate.

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:
Excellent Commuter Access With The A66 & A19 Just Minutes Away, Whilst Being Within A Short Stroll Of Ropner Park & Lake.

Devonshire Street Can Be Accessed Via Yarm Road.

- Ropner Park & Lake - 8 Minute Walk
- Preston Park & Museum - 5 Minute Drive
- Hartburn Village, The Masham, Bars & Restaurants - 4 Minute Drive/15 Minute Walk
- Yarm High Street - 11 Minute drive
- Aldi Supermarket - 9 Minute Walk/2 Minute Drive
- Thornaby Train Station - 7 Minute Drive
- Tees Barrage & Infinity Bridge - 7 Minute Drive

Distance Times As Estimated By Google Maps.

Accommodation Comprises:

Entrance Porch
uPVC Double Glazed Door, Door Leads To The Living Room.

Living Room
uPVC Double Glazed Bay Window, Radiator, Staircase To The First Floor Landing.

Dining Area
Door Leading To The Kitchen, Radiator.

Kitchen
Fitted With A Good Range Of Wall, Base & Drawer Units, Work Surface Incorporating A Sink Unit With Mixer Tap, Radiator, Built-In Oven, & Hob With Extractor Fan Above, Space For Washing Machine, Dishwasher & Fridge & Freezer, Door Leading To The W.C, uPVC Double Glazed Window & Door To The Courtyard.

Ground Floor W.C
White W.C, Wash Hand Basin, uPVC Double Glazed Window, Chrome Ladder Style Towel Radiator.

First Floor Landing
Open Spindle Balustrade, Doors Leading To The Bedrooms & Bathroom.

Bedroom One
uPVC Double Glazed Window, Radiator.

Bedroom Two
uPVC Double Glazed Window, Radiator.

Family Bathroom
White Suite Comprising: Bath With Shower Over & Screen, White Wash Basin, W/C, uPVC Double Glazed Window, Chrome Ladder Style Towel Radiator, uPVC Double Glazed Window, Storage Cupboard.

Externally
Courtyard To The Rear, External Water Outlet.

Council Tax Band: A
Council Tax Estimate £1,426

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

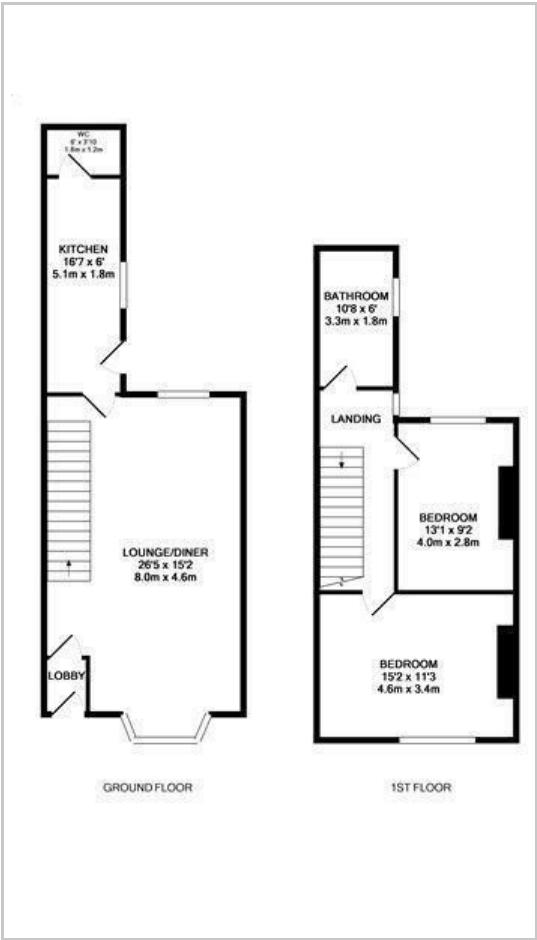
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation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

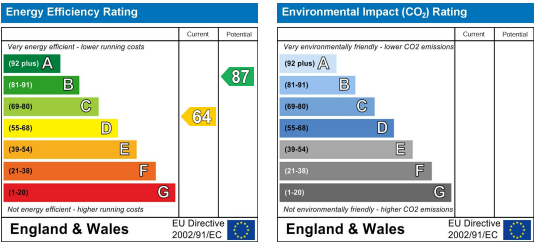
Area Map



Floor Plans



Energy Efficiency Graph



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