



## Auckland Way

Hartburn, Stockton-On-Tees, TS18 5LG

Situated Within The Highly Sought After Area Of Hartburn, This Immaculately Presented Semi-Detached Family Home Offers Spacious Accommodation, Excellent Outdoor Space, And Significant Potential For Future Extension To Both Floors (Subject To Necessary Permissions). Ready To Move Straight Into, The Property Is Ideal For Families, First-Time Buyers Or Those Looking To Upsize In A Prime Residential Location.

**£180,000**



# Auckland Way

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- Semi-Detached Family Home Situated In A Sought After Hartburn Location
- Generous Lounge Offering Comfortable Living Space
- Generous Rear Garden With Patio Seating Area And Lawn
- Recently Fitted Boiler With New Pipework And Radiators
- Immaculately Presented Throughout And Ready To Move Into
- Open Plan Kitchen/Diner With Integrated Appliances And Patio Doors
- Driveway Providing Off Road Parking, Very Private & Not Overlooked To The Rear
- Welcoming Front Porch And Spacious Entrance Hallway
- Three Well Appointed Bedrooms And Good Sized Family Bathroom
- Attached Garage With Electric Door Offering Storage Or Conversion Potential STPP

## Full Description

## Location

## Note

## Disclaimer

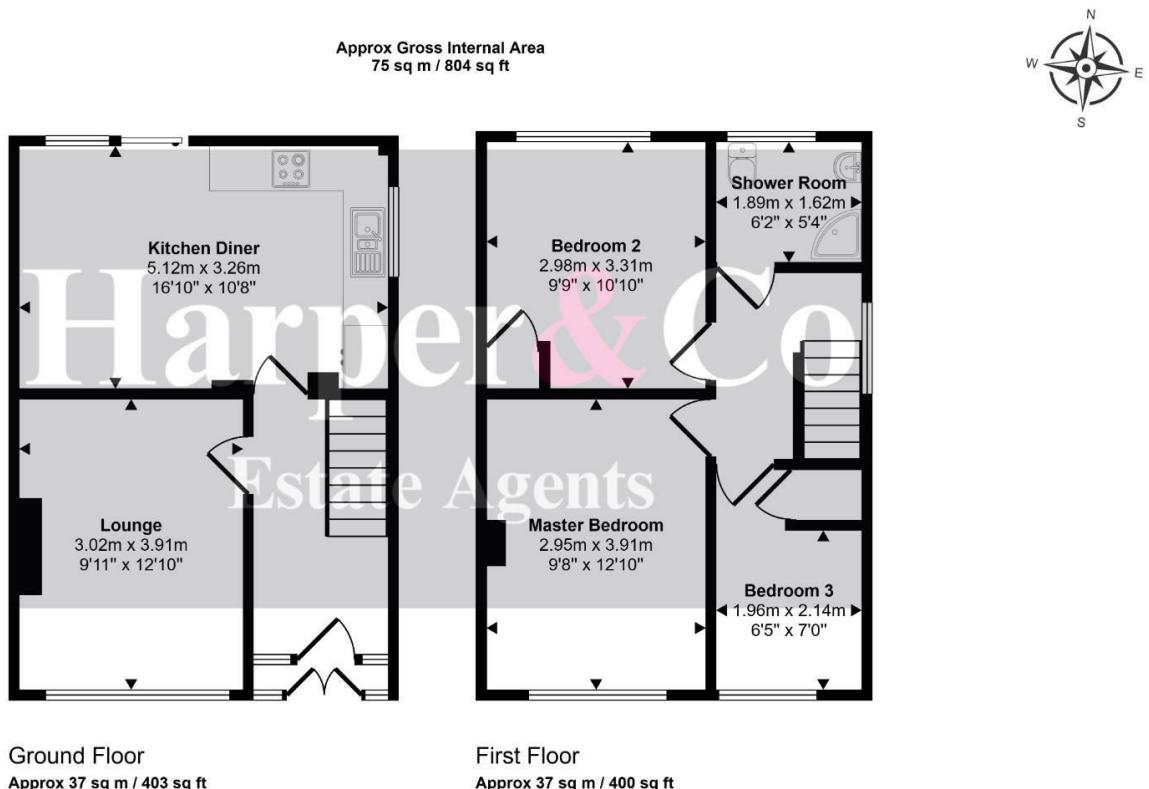
## Money Laundering Notice



## Directions



## Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		81
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
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