



## 14 Rosslyn Court

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

**£190,000**



Situated Within The Highly Desirable And Popular Residential Area Of Lower Hartburn, This Well Maintained And Spacious Three Bedroom Semi-Detached Home Offers Comfortable, Modern Living For Families, Professionals, And First-Time Buyers Alike.



Full Description

The Property Is Beautifully Presented Throughout With Neutral Décor, Creating A Bright And Welcoming Atmosphere. Extending To Approximately 1,074 Sq Ft Of Internal Living Space, The Home Provides A Practical And Well-Planned Layout Designed To Suit Modern Lifestyles.

The Ground Floor Features A Welcoming Entrance Porch Leading Into A Generous Living Area, Along With A Separate Dining Room Benefiting From French Doors That Open Directly Onto The Landscaped Rear Garden, Perfect For Entertaining And Family Living.

A Well-Equipped Kitchen Is Complemented By A Separate Utility Room, Offering Additional Storage And Workspace, While A Convenient Ground Floor W.C. Adds Further Practicality.

To The First Floor Are Three Well-Proportioned Bedrooms, Including A Spacious Master Bedroom With Its Own En-Suite Shower Room. The Remaining Bedrooms Are Served By A Modern Family Bathroom.

Externally, The Property Benefits From A Beautifully Maintained And Landscaped Garden With Decking Area, Providing An Ideal Space For Outdoor Dining, Relaxation, And Social Gatherings.

This Attractive Home Combines Spacious Accommodation, Quality Features, And An Excellent Location, Making It An Ideal Choice For Buyers Seeking A Ready-To-Move-Into Property In A Sought-After Area.

Location

Rosslyn Court Is Situated Within A Quiet And Well-Established Residential Area Of Stockton-On-Tees, Offering A Convenient And Practical Location Close To A Range Of Local Amenities, Schools And Transport Links. The Area Is Well Suited To First-Time Buyers, Families And Commuters, With Easy Access To Everyday Shopping, Local Services And Green Spaces. Stockton Town Centre Is Within Comfortable Reach, While Excellent Road And Public Transport Connections Provide Straightforward Travel Across Teesside And Beyond.

Schools

Local Primary Schools – Within Walking Distance  
Secondary School Options – Within Easy Reach

Healthcare & Services

Local GP Practices And Pharmacy Services – Nearby  
University Hospital Of North Tees – Approx. 10–15 Min Drive

Local Amenities & Retail

Local Convenience Stores And Shops – Within Walking Distance  
Stockton Town Centre – Approx. 5–10 Min Drive  
Teesside Retail & Leisure Park – Approx. 12–15 Min Drive

Green Space & Leisure

Local Parks And Play Areas – Close By  
Ropner Park – Approx. 10 Min Drive

Transport

Local Bus Routes – Nearby  
Stockton Railway Station – Approx. 10–15 Min Drive  
A66 / A19 Road Links – Minutes By Car

Note

Please Find The Attached Brochure With Material Information For Buyers.

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.

Money Laundering Notice

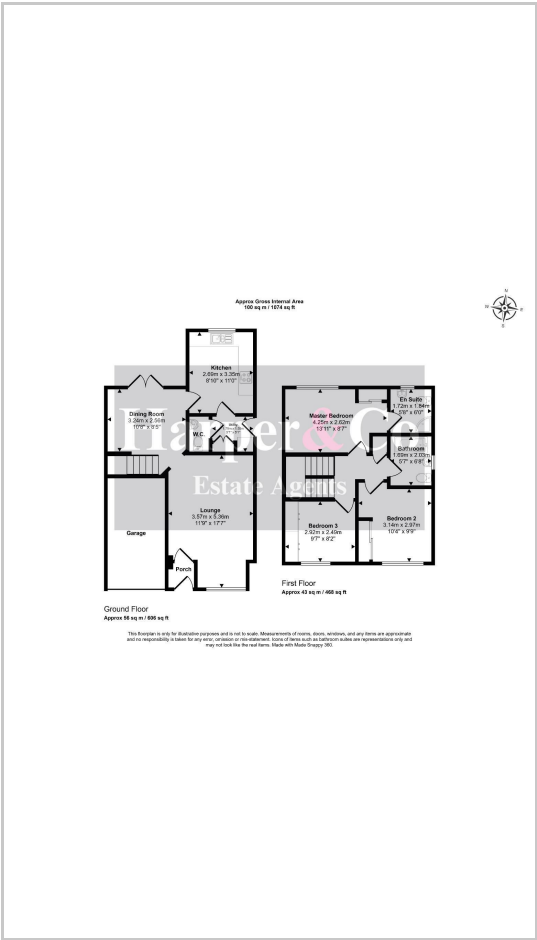
To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

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

