



24 Waltham Avenue

Hartburn, Stockton-On-Tees, TS18 5AE

Offers over £240,000



Beautifully Presented And Extended Three Bedroom Period Style Home Situated Within The Highly Sought After Area Of Hartburn. Offering Two Reception Rooms With Double Doors, Conservatory, Loft Room With Fixed Staircase, Modern High Gloss Kitchen With Integrated Appliances, Landscaped West Facing Rear Garden, Driveway And Detached Garage. Upgraded Electrics For EV Charger Installation And Recently Serviced Combi Boiler In 2025.



Full Description

Situated On The Ever Popular Waltham Avenue In Hartburn, This Attractive And Extended Three Bedroom Period Style Property Offers Spacious And Versatile Accommodation Ideal For Family Living.

To The Ground Floor The Property Benefits From Two Well Proportioned Reception Rooms Separated By Double Doors, Allowing For Open Plan Living Or Defined Spaces As Required. The Front Sitting Room Features A Bay Window Adding Character And Natural Light, While The Rear Sitting Room Enjoys French Doors Opening Onto The Garden And A Bespoke Feature Fireplace Creating A Warm Focal Point.

The Modern High Gloss Kitchen Is Equipped With Integrated Appliances And Opens Seamlessly Into The Conservatory, Providing Additional Living And Dining Space Overlooking The Rear Garden.

To The First Floor Are Three Bedrooms, With The Master Bedroom Benefiting From Fitted Sliding Wardrobes. A Generous Family Bathroom Includes A Storage Cupboard Housing The Recently Serviced Combi Boiler (2025).

A Fixed Staircase Leads To A Useful Loft Room Offering Flexible Space For Home Working, Hobbies Or Occasional Use.

Externally The Property Boasts A Beautifully Landscaped West Facing Rear Garden Creating A True Sun Trap, With Two Recently Laid Patio Areas Ideal For Entertaining. To The Front There Is A Driveway Providing Off Street Parking And A Detached Garage. The Electrics Have Been Upgraded To Support The Installation Of An EV Car Charger.

Additional Benefits Include UPVC Double Glazing And Combi Gas Central Heating Throughout.

This Is A Rare Opportunity To Acquire A Characterful Home In One Of Hartburn's Most Desirable Locations. Early Viewing Is Strongly Recommended.

Location

Hartburn Is One Of Stockton-On-Tees' Most Desirable Residential Areas, Known For Its Tree Lined Streets, Strong School Catchment And Excellent Access To Local Amenities.

Local Amenities & Distances:-

- Hartburn Primary School – Approx. 8 Minute Walk (0.4 Miles)
- Ian Ramsey Academy – Approx. 5 Minute Drive (1.2 Miles)
- Ropner Park – Approx. 6 Minute Drive (1.5 Miles)
- Preston Park & Riverside Walks – Approx. 8 Minute Drive (2.5 Miles)
- Stockton Town Centre – Approx. 7 Minute Drive (2 Miles)
- North Tees Hospital – Approx. 10 Minute Drive (3 Miles)

The Property Offers Excellent Road Links With Easy Access To The A66 And A19 Providing Convenient Commuting Across Teesside And Beyond convenient.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Please Note The Seller Suspects There May Potentially Be Asbestos In The Garage.

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.

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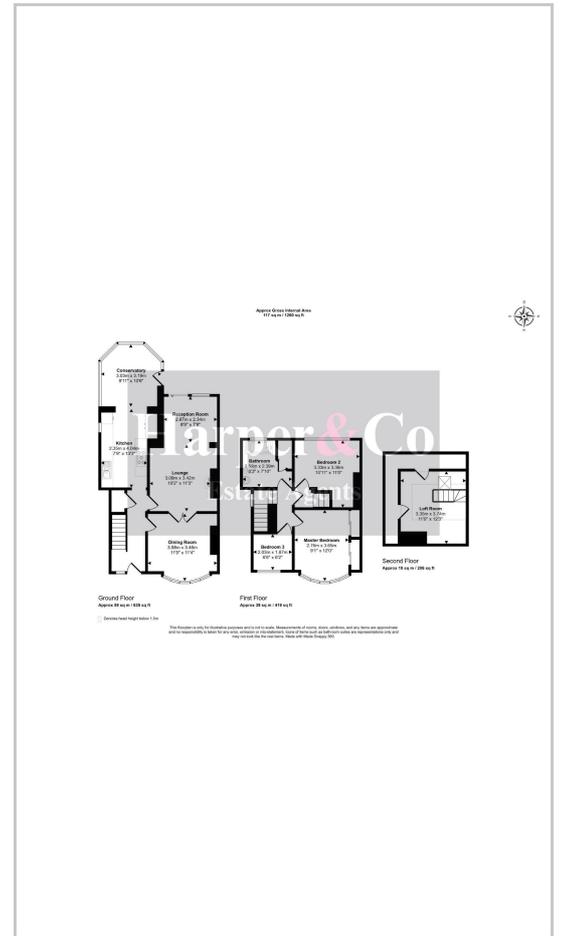
Money Laundering Notice

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

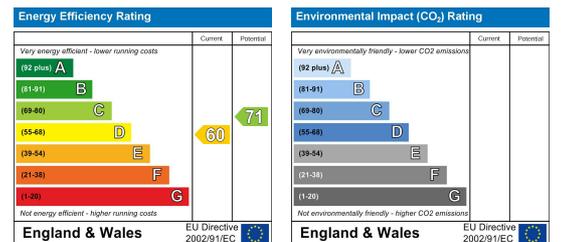
Area Map



Floor Plans



Energy Efficiency Graph



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