



## 17 Leyburn Grove

Hartburn, Stockton-On-Tees, TS18 5NR

**Offers over £300,000**



Offered For Sale With The Advantage Of No Onward Chain And Vacant Possession, This Immaculately Presented And Extended Detached Bungalow Occupies A Generous Plot Within A Highly Sought-After Hartburn Location, Positioned At The End Of A Quiet Cul-De-Sac Benefiting From No Through Traffic.



## Full Description

The Property Offers Versatile And Spacious Accommodation Throughout, Making It Ideal For Families, Downsizers Or Those Seeking Single-Level Living With Flexibility. Internally, The Bungalow Is Exceptionally Well Maintained And Ready To Move Straight Into.

Accommodation Briefly Comprises Two Reception Rooms Providing Flexible Living And Dining Options, Alongside A Modern Open Plan Kitchen/Diner Featuring Granite Worktops And Ample Space For Entertaining. There Are Three/Four Well Appointed Bedrooms And A Spacious Bathroom Fitted With A Four-Piece White Suite.

Externally, The Property Truly Excels, Sitting On A Large Wrap-Around Plot Offering High Levels Of Privacy, A Sun Trap Garden And A Position That Is Not Overlooked — Perfect For Outdoor Living And Relaxation. There Is Significant Scope For Further Extension Subject To The Necessary Consents.

Additional Benefits Include A Composite Entrance Door, Attached Garage, Generous Loft Space For Storage, And A Pattern Imprinted Concrete Driveway Providing Off-Road Parking For Multiple Vehicles. Gas And Electrical Safety Certificates Are Also In Place For Added Peace Of Mind.

Located Close To Local Amenities And Transport Links, This Is A Rare Opportunity To Purchase A Substantial Detached Bungalow In One Of Hartburn's Most Desirable Residential Areas.

## Location

Hartburn Grove Is Located Within The Highly Sought-After And Well-Established Area Of Hartburn In Stockton-On-Tees. Known For Its Strong Community Feel And Attractive Residential Streets, Hartburn Offers An Excellent Range Of Local Amenities, Well-Regarded Schools And Pleasant Green Spaces. The Area Is Particularly Popular With Families And Professionals, Benefiting From Easy Access To Stockton Town Centre, Reliable Transport Links And A Selection Of Parks And Leisure Facilities, All While Retaining A Quiet Suburban Atmosphere.

### Schools:

Hartburn Primary School – Within 5–7 Min Walk

St Gregory's Catholic Academy – 10–12 Min Walk

Our Lady & St Bede Catholic Academy – 15–20 Min Walk / Short Drive

North Shore Academy – Short Drive

### Healthcare & Services:

Hartburn Medical Practice – Within Walking Distance

Local Dental And Pharmacy Services – Nearby

### Local Amenities & Retail:

Hartburn Village Shops, Cafés And Convenience Stores – 5–10 Min Walk

Stockton High Street & Town Centre – 10–12 Min Drive

### Green Space & Leisure:

Ropner Park – 10–15 Min Walk

Hartburn Village Green & Local Play Areas – Nearby

### Transport:

Local Bus Routes – Short Walk

Stockton Railway Station – 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.

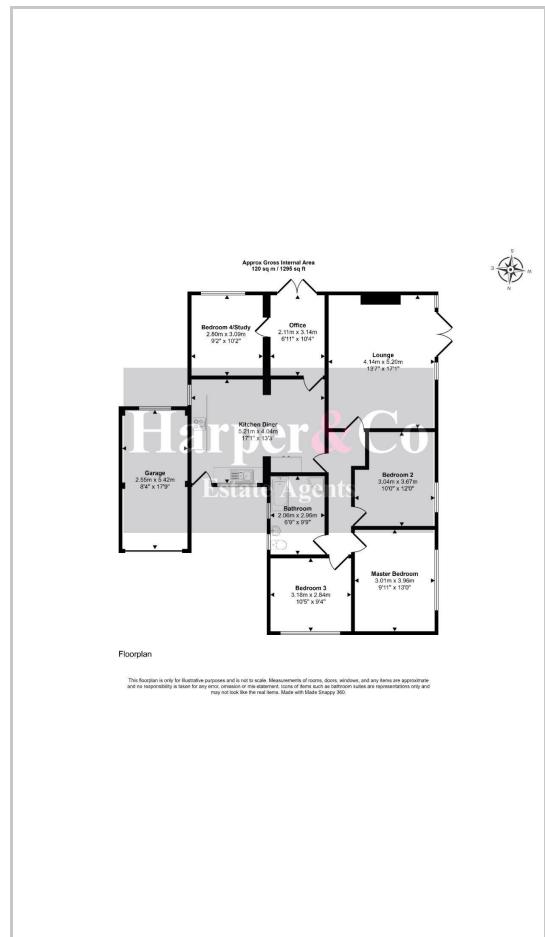
## Money Laundering Notice

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

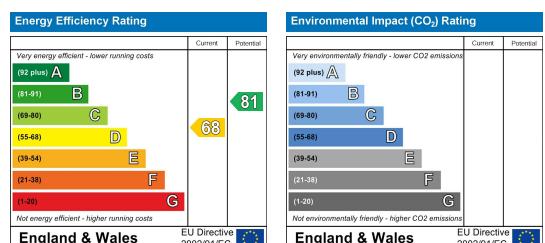
## Area Map



## Floor Plans



## Energy Efficiency Graph



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