



A exceptionally well presented three bedroom detached family home which is situated in the popular location of Hartburn, Stockton. This property which briefly comprises of entrance porch, lounge, dining area, conservatory, kitchen, landing, three bedrooms and bathroom/WC. Externally, the property has easily maintained gardens to the front and rear, in addition to a driveway and single garage and also has the added benefit of a garden bar. Viewing is highly recommended.

**Coombe Way, Hartburn, TS18 5PX**  
**3 Bed - House - Detached**  
**Offers In Excess Of £156,000**

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#### ENTRANCE PORCH

Via uPVC double glazed entrance door with door leading into lounge.

#### LOUNGE

**16'10 x 13'5 (5.13m x 4.09m)**

With uPVC double glazed bow window to the front elevation, wall mounted radiator, laminate flooring, stairs leading to landing, walkway through into dining area.

#### DINING AREA

**9'0 x 8'10 (2.74m x 2.69m)**

Double glazed sliding patio door to the conservatory, double radiator, door leading to kitchen and double glazed sliding patio door into conservatory.

#### CONSERVATORY

**9'9 x 8'1 (2.97m x 2.46m)**

With double glazed windows to the rear and side elevations and patio door to the rear garden.

#### KITCHEN

**12'6 x 7'8 (3.81m x 2.34m)**

A fitted kitchen with a range of wall floor and drawer units incorporating a gas hob with built in electric oven, worktop with inset stainless steel sink unit with mixer tap and single drainer, extractor hood over hob, space for fridge freezer, plumbing for washing machine, uPVC double glazed window to the rear elevation, uPVC double glazed door leading to side access.

#### LANDING

Which is approached via stairs from lounge with doors leading to bedrooms 1,2,3, bathroom/WC, uPVC double glazed window to the side elevation, access to loft.

#### BEDROOM ONE

**10'9 x 9'11 (3.28m x 3.02m)**

uPVC double glazed window to the front elevation, single radiator, fitted wardrobes.

#### BEDROOM TWO

**10'6 x 8'8 (3.20m x 2.64m)**

uPVC double glazed window to the rear elevation, single radiator, built in storage cupboard housing a Baxi wall mounted boiler which provides heating and hot water to the property.

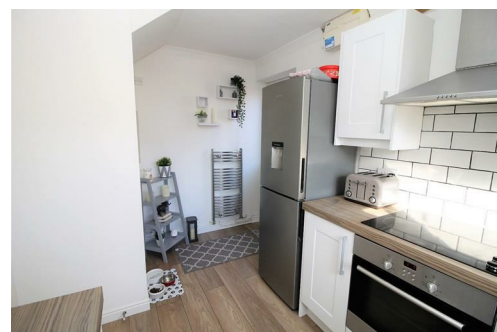
#### BEDROOM THREE

**7'9 x 6'8 (2.36m x 2.03m)**

uPVC double glazed window to the front elevation, single radiator, fitted wardrobes.

#### BATHROOM/WC

With bathroom suite comprising of bath with over bath shower and splash screen, pedestal wash hand basin, low level WC, uPVC double glazed window to the rear elevation, heated towel rail.

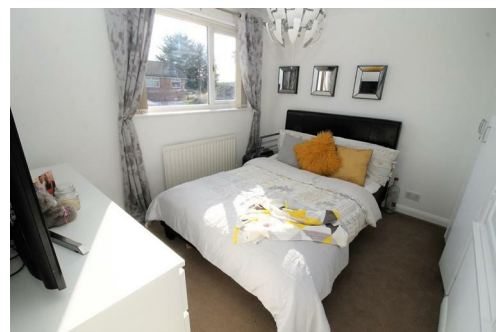


### OUTSIDE

To the front there is an easily maintained front garden with driveway in turn leading to single garage. The rear garden has a paved footpath leading onto a raised timber decked area, where you will also find a garden bar which is ideal to enjoy the Spring, Summer and Autumn nights in the garden.

### SINGLE GARAGE

Has a manual up and over door and access into the rear garden via timber gate.





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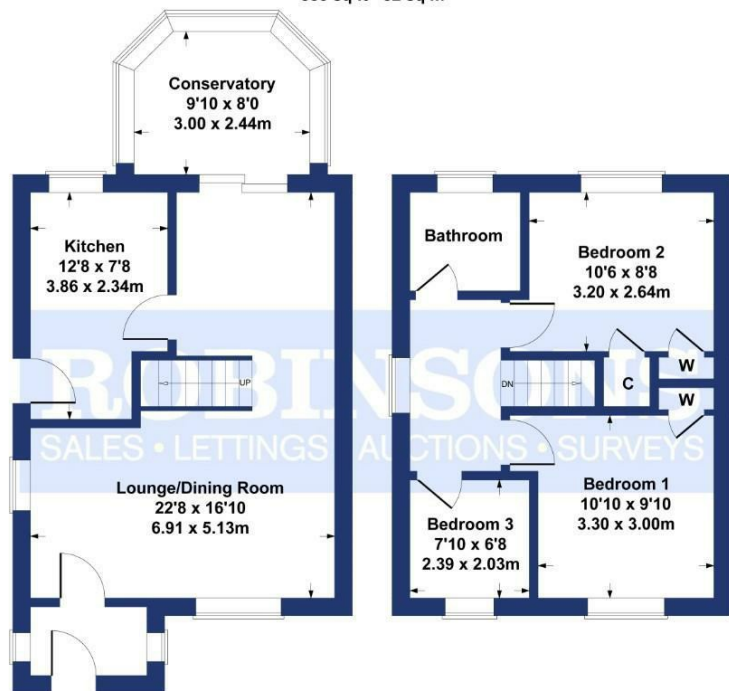
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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Coombe Way**  
Approximate Gross Internal Area  
883 sq ft - 82 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC

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