







*** NO FORWARD CHAIN & VACANT POSSESSION *** This extended FOUR BEDROOM property occupies a pleasant position within a sought-after area and offers spacious, versatile accommodation that would make a fantastic family home. Whilst the property would benefit from some updating and modernisation, it provides an excellent opportunity for a buyer to create a home to their own taste.

The generous ground floor accommodation comprises an entrance hallway with access to a useful cloakroom/WC, two separate reception rooms providing flexible living and dining spaces, together with a fitted kitchen and adjoining utility area.

To the first floor are four bedrooms, offering ample space for a growing family, alongside the family bathroom which features a corner bath and separate shower cubicle.

Externally, the property benefits from an enclosed rear garden, whilst to the front is a driveway providing off-street parking and access to the garage.

Ideally situated within easy reach of Hartburn Village and its range of shops and amenities, the property is also well placed for popular local schools and transport links. Offered with vacant possession and no forward chain, an internal viewing is highly recommended to appreciate the space and potential on offer.

Harlsey Road, Stockton-On-Tees, TS18 5DQ
4 Bed - House - Semi-Detached
£275,000
EPC Rating:
Council Tax Band: D
Tenure: Freehold

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Entrance Hallway
Front entrance door, stairs to upper, storage and radiator.

Cloakroom
w/c, wash hand basin and flooring.

Reception Room One
Front double glazed window, carpet flooring, 3 x radiators, fire and surround.

Reception Room Two
Double glazed rear window, carpet flooring and radiator.

Kitchen/Utility
Flooring, breakfast bar, integrated oven, gas hob, rear double glazed door and side double glazed window.

Landing
Carpet flooring, split landing, rear double gazed windrow, sky window, storage and loft access.

Bathroom
Bath, shower cubicle, wash hand basin, w/c, heated towel rails, spot lights and rear double glazed window.

Bedroom
Double glazed window, carpet flooring and radiator.

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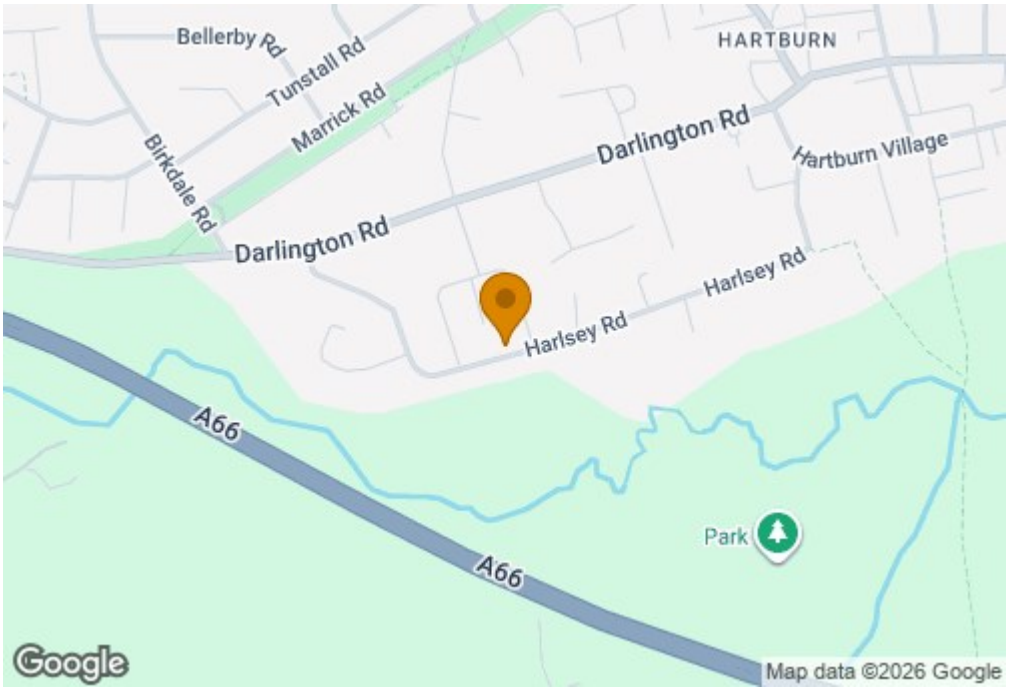
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Ground Floor



Floor 1

Approximate total area(1)

1342 ft²

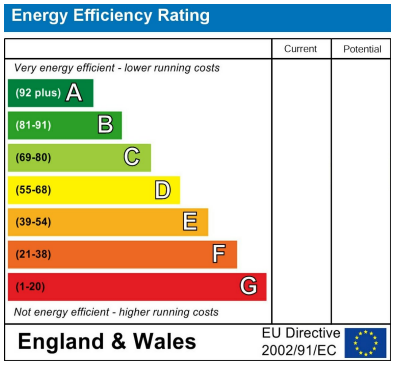
124.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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