



### 3 bed semi-detached house to buy in TS18

Harlsey Road, Hartburn ,  
Stockton-on-Tees, Cleveland, TS18 5DA

**£150,000** Starting Bid

🏠 x3 🚗 x1 🚗 x2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ No Forward Chain
- ✓ Popular Hartburn Location
- ✓ Investment Opportunity
- ✓ Within Reach to Local Shops, Schools, Amenities and Transport
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

To be sold via online auction on (17/06/2024 11:00) fees apply

\*\*\*\*No Forward Chain\*\*\*\*

Discover the charm and potential of this 3-bedroom semi-detached property located in the highly desirable area of Hartburn, Stockton-on-Tees. Positioned on a quiet, road, this home offers both a tranquil living environment and a fantastic investment opportunity.

The property briefly comprises of: entrance hallway, lounge, dining room, kitchen, 3 bedrooms and family bathroom. Externally there is a driveway, garage front and rear gardens.

This property is ideal for families, investors, or builders who are looking for a project. With the potential to create a stunning three-bedroom home, this property offers endless possibilities. Don't miss out on this fantastic opportunity to transform this property into your dream home.

Contact us today to arrange a viewing and start your renovation journey.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance Hall



## Lounge

4.60m x 3.62m (15'1" x 11'10")

Double glazed window to front elevation, tiled fireplace with tiled back and hearth and coving.



## Dining Room

3.62m x 2.93m (11'10" x 9'7")

Single glazed window to rear elevation.



## Kitchen

3.35m x 3.32m (10'11" x 10'10")

Fitted with a range of wall and base units, roll top worksurfaces, single drainer stainless steel sink unit with mixer tap, electric cooker point, plumbed for washer and single glazed window to rear external.



## First Floor Landing

### Bedroom One

4.44m x 3.29m (14'6" x 10'9")

Double glazed window to front elevation and fitted wardrobes



## Bedroom Two

3.67m x 2.27m (12'0" x 7'5")

Double glazed window to front elevation.



## Bedroom Three

3.63m x 2.11m (11'10" x 6'11")

Single glazed window to rear elevation.



## Bathroom

2.28m x 2.13m (7'5" x 6'11")

Pannelled bath, pedestal wash hand basin and double glazed window to side elevation.



## WC

1.028m x 0.944m (3'4" x 3'1")

Low level WC and single glazed window to rear elevation.



## Garage

4.81m x 2.612m (15'9" x 8'6")

## External

Front and rear gardens, drive and garage.





### Ground Floor

Floor area 46.0 m<sup>2</sup> (496 sq.ft.)



### First Floor

Floor area 39.2 m<sup>2</sup> (422 sq.ft.)

**TOTAL: 85.2 m<sup>2</sup> (917 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Harlsey Road, Hartburn , Stockton-on-Tees, Cleveland, TS18 5DA

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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.

