



## 46 Auckland Way, Stockton-On-Tees £185,000

Situated on Auckland Way within the highly desirable Hartburn area of Stockton-On-Tees, this charming semi-detached house presents an excellent opportunity for both first-time buyers and families alike. With NO ONWARD CHAIN, you can move in without delay and start enjoying your new home right away.

The property boasts a welcoming entrance hallway, a kitchen / breakfast room, two spacious reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room, a formal dining space, or a playroom for the children.

The house features three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. Each bedroom offers a comfortable retreat, with the potential for personalisation to create your ideal sanctuary.

Completing the accommodation is a conveniently located shower room, designed to meet the needs of modern living.

We recommend viewings at the earliest opportunity to avoid disappointment.





# 46 Auckland Way, Stockton-On-Tees

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a three bedroom semi detached residence occupying a most pleasing position on Auckland Way within the desirable Hartburn area of Stockton On Tees

Gas fired central heating

UPVC double glazed windows throughout

Council Tax band B

We welcome viewings at the earliest opportunity to avoid disappointment.

## Location

The property occupies a most pleasing position on Auckland Way within the popular Hartburn area of Stockton On Tees, it is well positioned for easy access to local reputable schooling, shops and amenities. For commuting the A66 and A19 are a short distance away providing access to good road networks throughout Teesside and beyond. International air travel is available at Teesside airport which is located a short drive away.

## Entrance Hallway

The property is entered through a composite door leading into a most welcoming entrance hallway. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a tiled floor.

## Living / Dining Room

21'9" x 10'2"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated and benefiting from LVT flooring, inset spotlights to the ceiling, built in shelves providing useful storage, a media wall, a UPVC double glazed window and a log burning stove. An archway leads into the dining room. The dining room is warmed by a central heating radiator, is tastefully decorated incorporating a stylish feature wall and benefits from a tiled floor and UPVC double glazed French doors with windows to either side leading out to the patio area and the rear garden beyond.

## Kitchen / Breakfast Room

8'4" x 7'7"

The modern and most contemporary kitchen / breakfast room is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a ceramic sink and

drainer. The kitchen / breakfast room is warmed by a central heating radiator, is tastefully decorated and benefits from a tiled floor, a UPVC double glazed window overlooking the side elevation of the property, plumbing for an automatic washing machine, an integrated electric oven with a gas hob and overhead extractor hood. A UPVC double glazed door leads out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

12'9" x 9'9"

A double bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a half panelled feature wall and benefiting from built in wardrobes providing useful storage.

## Bedroom Two

11'8" x 7'11"

With pleasant views overlooking the rear garden a further double bedroom warmed by a central heating radiator, tastefully decorated incorporating a stylish feature wall and benefiting from a UPVC double glazed window and a cupboard providing useful storage.

## Bedroom Three

7'11" x 8'9"

Situated to the rear elevation of the property a further bedroom warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a feature wall and benefiting from a UPVC double glazed window.

## Shower Room

5'3" x 6'6"

The stylish shower room is warmed by a towel radiator, has a tiled floor and walls, a UPVC double glazed window with privacy glass and is fitted with a stunning suite comprising of a walk in shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC.

## Externally

Externally to the front of the property there is a large driveway providing off road car parking for several vehicles and a garden which is laid to lawn. To the rear of the property there is a garden which is laid to lawn, a patio area which is ideal for outdoor entertaining and a single garage with up and over door.

