

# MARSH & MARSH PROPERTIES

*7 Muker Grove, Hartburn, Stockton-on-Tees, TS19 7RL*

*£240,000*



**\*\*ATTENTION ALL FAMILIES AND RETIRED COUPLES\*\*** A well-presented FOUR DOUBLE BEDROOM semi-detached dormer bungalow situated in the highly sought-after area of Hartburn. Ideally positioned within walking distance of local amenities and schools, and just a 15 minute drive from Middlesbrough and Darlington, this property offers both convenience and comfort. In brief, the ground floor comprises an inner hall, lounge, kitchen, dining room, a double bedroom, and a further double bedroom currently used as a snug. To the first floor, a landing leads to two double bedrooms, one of which provides access to a generous storage area within the eaves. Externally, well-maintained gardens extend across the front and side of the property, while to the rear is an enclosed private courtyard, a garage, and a block-paved driveway. An internal inspection is strongly advised to fully appreciate what this lovely home has to offer.

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### INNER HALL

A UPVC front door leads into a welcoming inner hall featuring a beautiful stained-glass window, coving, radiators, and a UPVC window.

### LIVING ROOM 3.7 x 4.6m (12'1 x 14'11)



A spacious lounge featuring a fireplace with electric fire, coving, a radiator, and a large UPVC window.

### DINING ROOM 3.2 x 3.2m (10'5 x 10'4)

An archway from the inner hall opens into this dining room, which includes coving, a radiator, and a UPVC window.



### KITCHEN 3.0 x 2.8m (9'10 x 9'1)



An archway from the dining room leads into this well-equipped kitchen, fitted with a wide range of wall and base units and a sink with mixer tap and tiled splashbacks. Integrated appliances include a washing machine, dryer, fridge freezer, alongside a built-in oven, grill, hob, extractor fan, and microwave. The walls are tiled, and the room also features a radiator, UPVC windows, and a UPVC door providing access to the rear garden.

### SNUG / BEDROOM THREE 3.2 x 3.7m (10'5 x 11'11)

A double bedroom currently used as a snug, offering full-length fitted wardrobes with mirrored



sliding doors, a radiator, and a UPVC window.



### **BEDROOM ONE 3.2 x 3.8m (10'5 x 12'5)**



A generous double bedroom featuring coving, a radiator, and a large UPVC window.

### **BATHROOM 2.3 x 2.2m (7'7 x 7'2)**



A four-piece bathroom suite comprising a spa bathtub, shower cubicle with glass screen and handheld power shower, pedestal sink, and low flush toilet. The walls are tiled, and the room is completed with a chrome towel radiator, ceiling spotlights, extractor fan, and UPVC windows.

### **CLOAKROOM**

A convenient cloakroom fitted with a vanity hand wash basin, low flush toilet, tiled walls, and an extractor fan.

### **LANDING**

Stairs rise from the inner hall to a landing with an airing cupboard housing the combination boiler installed in 2023. This landing provides access to bedrooms three and four.

### **BEDROOM TWO 4.1 x 3.7m (13'5 x 11'11)**





A large double bedroom featuring full-length mirrored fitted wardrobes, a vanity sink unit, radiator, ceiling beam, and UPVC windows with shutters.



#### **BEDROOM FOUR 3.2 x 3.7m (10'5 x 11'11)**



A further double bedroom with full-length mirrored fitted wardrobes, a vanity sink unit, radiator, ceiling beam, and UPVC windows with shutters. There is also access to loft space in the eaves.

#### **STORAGE LOFT**

A large loft area with lighting, ideal for additional storage.

#### **EXTERNAL**

To the front is a block-paved pathway leading to the front door and along the side of the property, complemented by a garden area with planters containing shrubs, plants, and flowers. The side of the house features an additional block-paved garden with planted borders. To the rear is a low-maintenance block-paved garden along with a garage and a block-paved driveway offering parking for one vehicle. The dormer roofs were replaced in 2024.



#### **GARAGE 6.2 x 3.8m (20'4 x 12'5)**

A spacious garage fitted with a remote-controlled roller door, large workbench and ample storage,



UPVC window, and UPVC door leading into the rear garden. The roof was renewed in 2024.

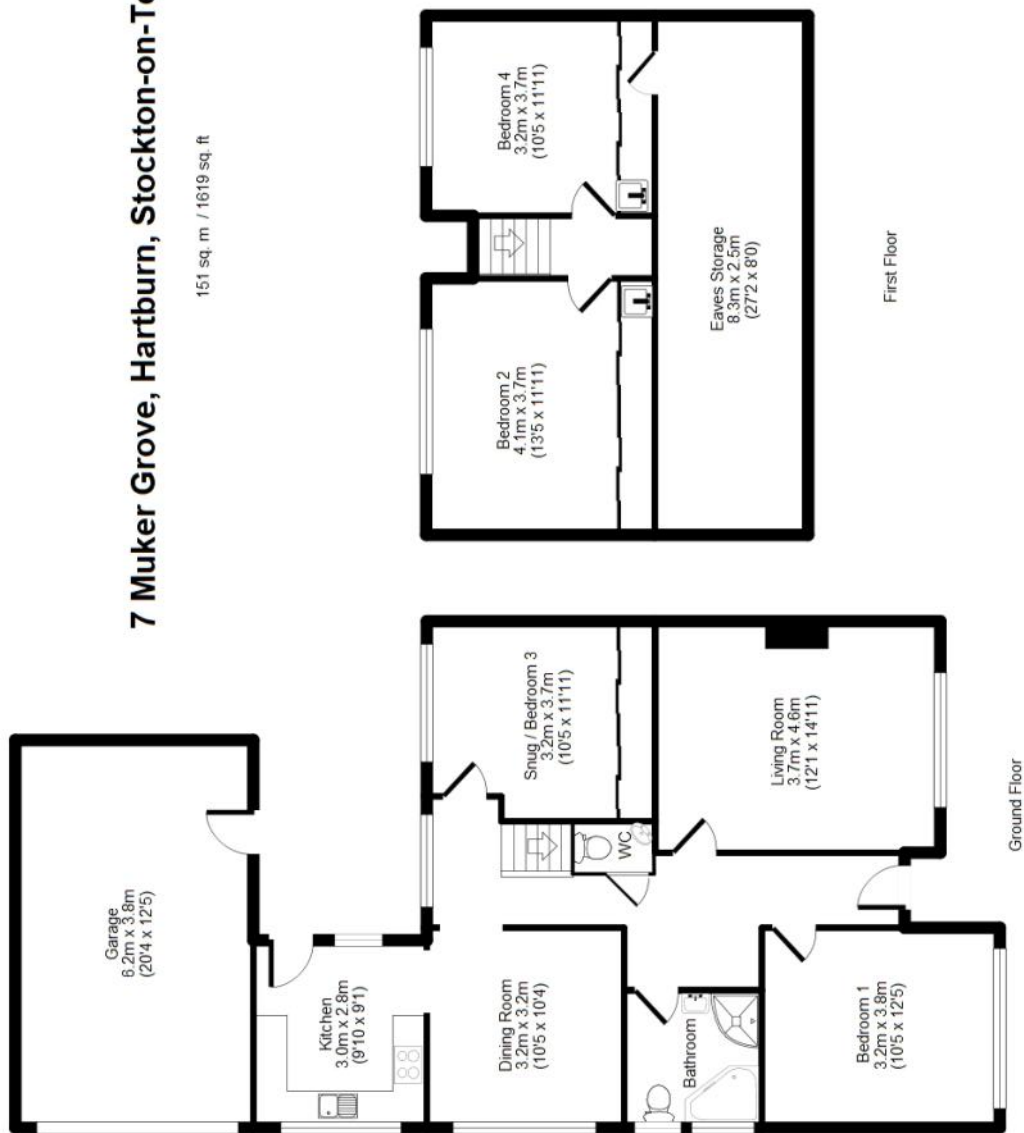


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151 sq. m / 1619 sq. ft



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part of any contract or warranty.

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