



A superbly well presented three bedroom semi detached house 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. The property has a well presented kitchen and bathroom, in addition to neat and attractive gardens to both the front and rear, ample on site parking with a tandem length garage. The property benefits from gas central heating, double glazing and in our opinion a viewing is highly recommended to appreciate the accommodation on offer.

**Merring Close, Hartburn, TS18 5QA**  
**3 Bed - House - Semi-Detached**  
**£139,950**

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### ENTRANCE PORCH

Via composite double glazed entrance door with uPVC double glazed windows to the front and side elevations and door leading into lounge.

### LOUNGE

**17'1 x 11'9 into bay window (5.21m x 3.58m into bay window)**

uPVC double glazed bay window to the front elevation, uPVC double glazed window to the side elevation, single radiator, electric living flame fire, door leading to dining area.

### DINING AREA

**9'0 x 8'11 (2.74m x 2.72m)**

French doors opening to conservatory, bi-fold door opening to the kitchen, laminate flooring, stairs leading to landing.

### CONSERVATORY

**7'6 x 6'11 (2.29m x 2.11m)**

uPVC double glazed window to the rear elevation, single radiator, laminate flooring, uPVC double glazed door leading to the rear garden.

### KITCHEN

**12'8 x 7'9 (3.86m x 2.36m)**

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

### LANDING

Which is approached via stairs from dining area, uPVC double glazed window to the side elevation, doors leading to bedrooms 1,2,3 and bathroom/WC.

### BEDROOM ONE

**10'8 x 10'3 (3.25m x 3.12m)**

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

### BEDROOM TWO

**10'9 x 8'9 (3.28m x 2.67m)**

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

### BEDROOM THREE

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

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





#### BATHROOM/WC

With bathroom suite comprising of bath with over bath shower and mixer tap with folding splash screen, wash hand basin set into vanity unit with low level WC, chrome heated towel rail, uPVC double glazed window to the rear elevation.

#### OUTSIDE

To the front there is an easily maintained front garden, which has a laid to lawn area and stocked with various mature plants, shrubs and bushes, enclosed by brick wall and timber fencing, block paved footpath to the front entrance door and block paved driveway leading the full length of the property, in turn to the single tandem length garage. To the rear there is a garden which is laid to lawn with a paved patio area, enclosed by timber fencing.

#### GARAGE

**25'8 x 9'3 (7.82m x 2.82m)**

With manual up and over door, courtesy door to side access, uPVC double glazed window to the side elevation.



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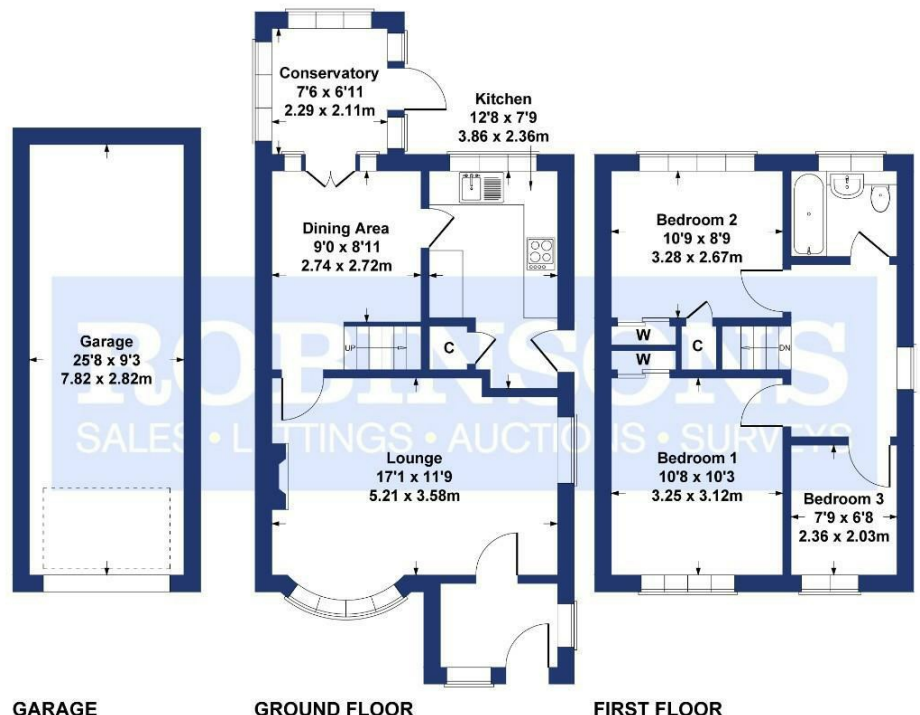
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Strategic Marketing Plan

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**Merring Close**  
Approximate Gross Internal Area  
1165 sq ft - 108 sq m



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.

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Energy Efficiency Rating	
Current	Potential
Your energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(35-47) F	
(2-34) G	
Not energy efficient - higher 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	
(90-100) A	
(81-89) B	
(69-80) C	
(55-68) D	
(48-54) E	
(35-47) F	
(2-34) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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