



### 3 bed detached bungalow to buy in TS18

Merring Close, Hartburn,  
Stockton-on-Tees, Durham, TS18 5QA

**£225,000**

🏠 x3 🚗 x1 🚻 x1

Tenure  
**Freehold**

Driveway & Garage parking

### Property features

- ✓ NO ONWARD CHAIN
- ✓ POPULAR LOCATION
- ✓ SUPERB PRESENTATION
- ✓ MODERN KITCHEN
- ✓ EPC Rating D

## Key Information

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

## Description

Tucked away within a pleasant cul-de-sac in the ever-popular Hartburn area of Stockton, this attractive bungalow offers well cared for accommodation, a flexible layout and a beautifully arranged rear garden, making it an excellent option for a wide range of buyers. From the moment you arrive, the property has a welcoming feel with its low maintenance frontage, block paved driveway and garage providing useful off-street parking and additional storage.

A useful entrance porch creates the perfect space for coats and shoes before leading through into the spacious living room, which provides plenty of room for both relaxing and entertaining. The room enjoys a bright and comfortable atmosphere, making it a lovely central living space within the home.

The kitchen is a real feature of the property and has been thoughtfully updated to combine style with practicality. Fitted with modern two-tone J-pull cabinetry, integrated appliances and quality composite work surfaces with matching upstands, it offers excellent preparation and storage space while maintaining a clean contemporary finish.

To the rear of the bungalow are two generously sized bedrooms, both enjoying a pleasant outlook over the garden. The third bedroom is currently utilised as an additional sitting room, creating a versatile extra living space that could easily adapt to suit individual requirements, whether as a formal dining room, hobby room or occasional guest bedroom.

The bathroom has been finished in a modern style and includes a bath with shower over, tiled walls and a combination vanity unit, creating a smart and practical space for everyday use.

Externally, the south-facing rear garden has clearly been designed with ease of maintenance in mind, allowing more time to simply enjoy the outdoor space. Patio seating areas and artificial lawn combine to create a private and relaxing setting, ideal for enjoying warmer months or entertaining family and friends.

A particular addition to the property is the detached summerhouse, which provides a highly versatile space complete with power, lighting and electric thermostatic heating. Currently used as a relaxing retreat, it could equally work well as a home office, gym or hobby space depending on requirements.

Hartburn remains one of Stockton's most desirable residential locations, popular for its established surroundings, convenient amenities and excellent transport links. With local shops, schools and commuter routes all within easy reach, this is a home that combines comfort, practicality and location particularly well.

Offered to the market with no onward chain, early viewing is recommended to fully appreciate the space and flexibility this bungalow has to offer.

Council Tax Band: C

Tenure: Freehold

Price: £225,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Heating: Gas

## Accommodation

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### Living Room

4.86m x 4.15m (15'11" x 13'7")



### Kitchen

3.31m x 2.44m (10'10" x 8'0")



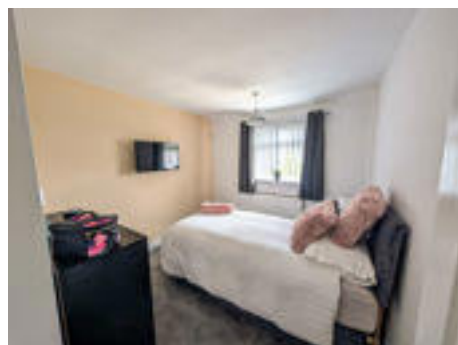
### Bedroom 1

4.03m x 3.20m (13'2" x 10'5")



### Bedroom 2

2.92m x 2.86m (9'6" x 9'4")



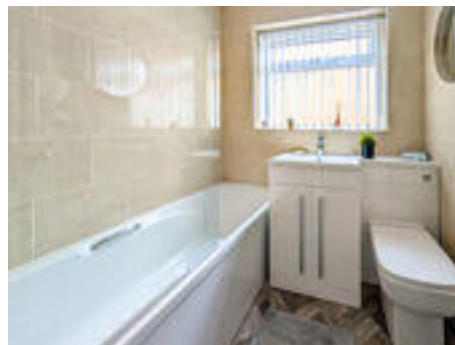
### Bedroom 3

3.14m x 1.90m (10'3" x 6'2")



## Bathroom

1.79m x 1.64m (5'10" x 5'4")



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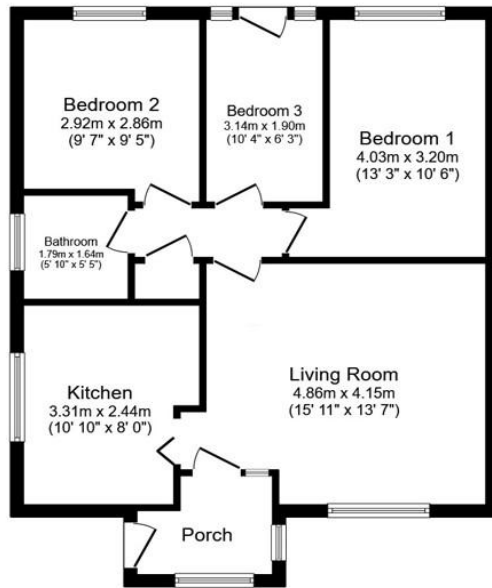
## Garden



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## Rear garden





**Floor Plan**  
Floor area 65.2 sq.m. (702 sq.ft.)

Total floor area: 65.2 sq.m. (702 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(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	

Merring Close, Hartburn, Stockton-on-Tees, Durham, TS18 5QA

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

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