

This beautiful Victorian spacious mid terrace family home has come to the market and is located opposite Ropner Park in Hartburn, Stockton. Offering original features throughout this property would be ready to move straight into and would be the perfect purchase. Comprising of a stained glass internal door entrance hallway, two reception rooms, kitchen/diner and cloakroom on the ground floor. The upper level offers four bedrooms, a split level landing, modern bathroom with an insert bath and separate w/c. EXTERNAL: Low maintenance rear garden, decking/seating area, pots and storage outbuilding and the front garden is mainly laid to lawn. LOCATION: An excellent location walking distances to Ropner Park, Hartburn Village, schools and A66 North & South commutes.

Hartburn Lane, Stockton-On-Tees, TS18 3QH

4 Bedroom - House - Mid Terrace

£240,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



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ESTATE AGENTS

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ENTRANCE PORCH

4'11 x 4'1 (1.50m x 1.24m)

Front entrance door with stained glass internal door.

ENTRANCE HALLWAY

6'4 x 23'9 (1.93m x 7.24m)

Storage cupboard, flooring, door to side, access to rear, radiator, spot lights and stairs to upper level.

CLOAKROOM

2'6 x 4'3 (0.76m x 1.30m)

WC, wash hand basin and flooring.

LOUNGE

13'10 x 13'10 (4.22m x 4.22m)

Bay window to front aspect, carpet and radiator.

DINING ROOM

12'4 x 13'10 (3.76m x 4.22m)

Window to rear aspect, carpet and radiator.

KITCHEN

11'7 x 18'4 (3.53m x 5.59m)

Double glazed window to side aspect, flooring, spot lights, coved ceiling, radiator, wine fridge, stainless steel bowl and drainer.

SPLIT LEVEL LANDING

6'2 x 12'6 (1.88m x 3.81m)

Carpet, spot lights and loft access.

BEDROOM ONE

12'7 x 14' (3.84m x 4.27m)

Double glazed window to front aspect, carpet and radiator.

BEDROOM TWO

12'5 x 13'10 (3.78m x 4.22m)

Double glazed window to rear aspect, carpet, coved ceiling and radiator.

BEDROOM THREE

11'8 x 9'11 (3.56m x 3.02m)

Double glazed window to rear aspect, radiator, carpet, coved ceiling and fire surround.

BEDROOM FOUR

6'3 x 10'6 (1.91m x 3.20m)

Double glazed window to front aspect, carpet and radiator.

BATHROOM

7'6 x 7'8 (2.29m x 2.34m)

Double glazed window to side aspect, bath, shower, wash hand basin, heated towel rail and tiled flooring.

SEPARATE WC

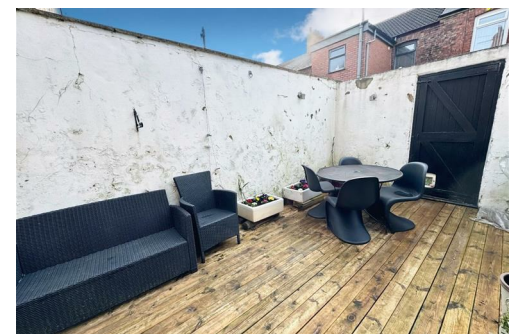
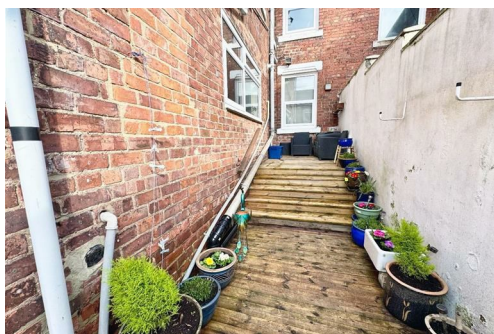
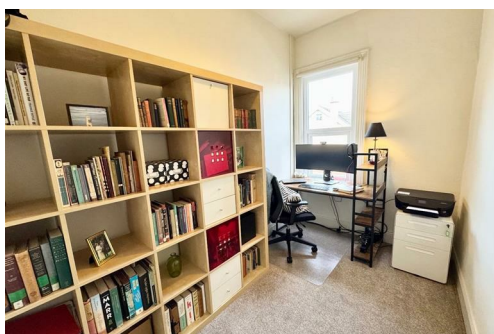
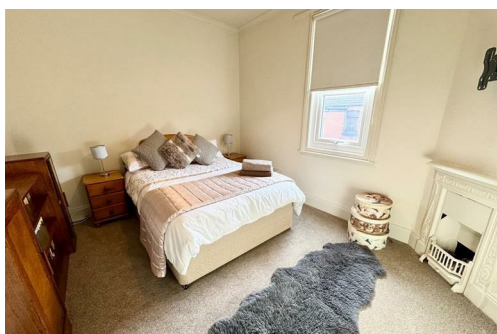
4'11 x 3'7 (1.50m x 1.09m)

Double glazed window to side aspect, tiled flooring, WC and wash hand basin.

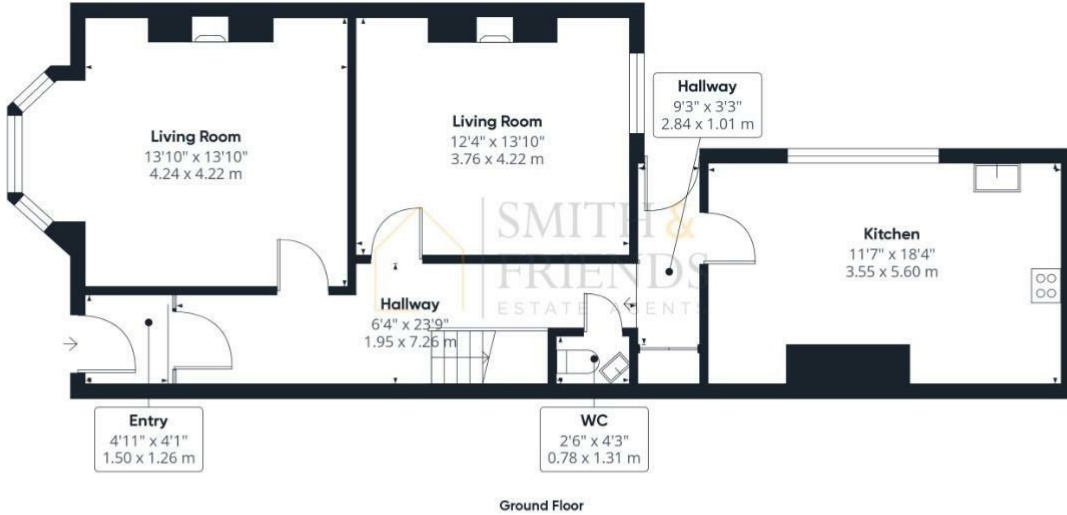
OUTSIDE

Low maintenance split level yard to the rear with decking and seating area. Street parking to the front.





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Ground Floor

Approximate total area⁽¹⁾
1501.78 ft²
139.52 m²

Reduced headroom
0.11 ft²
0.01 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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