



## Birkdale Road, Hartburn, Stockton-On-Tees, TS18 5JP

A wonderfully upgraded and extended three bedroom semi-detached dormer style house with garage in Hartburn.

Ground floor accommodation briefly includes a welcoming extended entrance adding to the feeling of space as soon as you enter the home. Also find a spacious lounge featuring a flame effect electric fire and a family bathroom fitted with a bath having an overhead shower and screen. Additionally, there's an extended dining room with double French doors that open out to the west facing rear garden. The modern kitchen includes granite worktops, integrated oven, hob, and washing machine. To the first floor there is a master bedroom with triple wardrobes and two further bedrooms. The property also benefits from combi gas central heating and double glazing throughout.

Externally to the front is a lawned garden with hedge which complements the block paved driveway which provides ample parking for multiple cars and leads to the detached garage with electric supply. The west facing rear garden offers lawn, decking with access to the garage and is neatly presented with an excellent level of privacy.

This property is well positioned for local amenities, easy access to the A66 and is always a popular family choice due to an excellent choice of schools in the area.

Offers Over £165,000





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HALL

LOUNGE

15'2 x 10'2 (4.62m x 3.10m)

DINING ROOM

16' x 7'9 (4.88m x 2.36m)

KITCHEN

8'5 x 7'7 (2.57m x 2.31m)

BATHROOM

6'6 x 5'5 (1.98m x 1.65m)

LANDING

BEDROOM ONE

11'1 x 9'10 (3.38m x 3.00m)

BEDROOM TWO

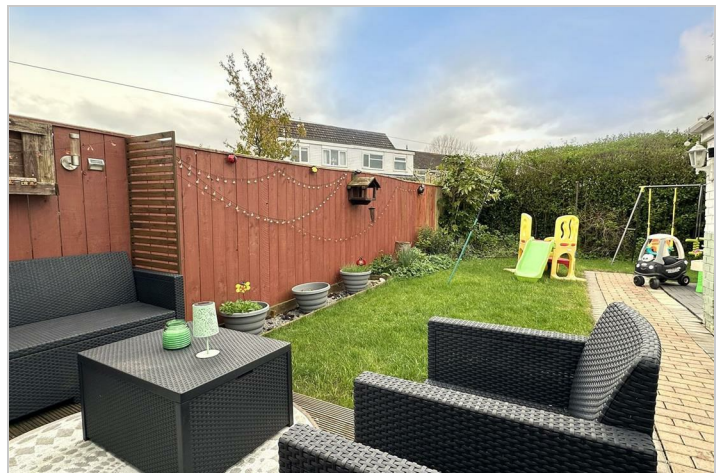
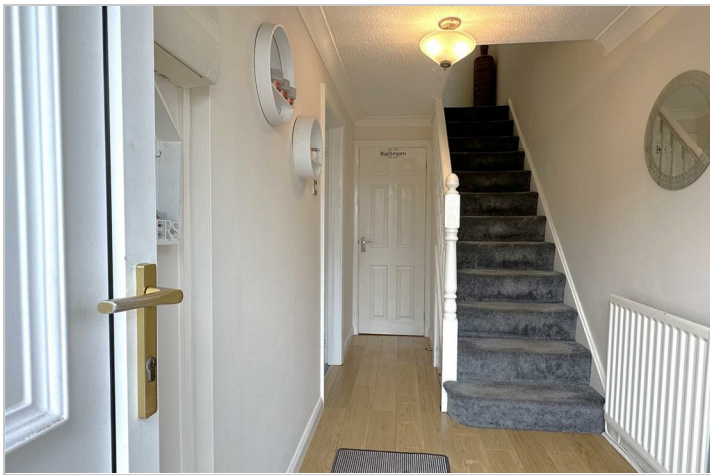
11'9 x 7'11 (3.58m x 2.41m)

BEDROOM THREE

8'8 x 7'10 (2.64m x 2.39m)

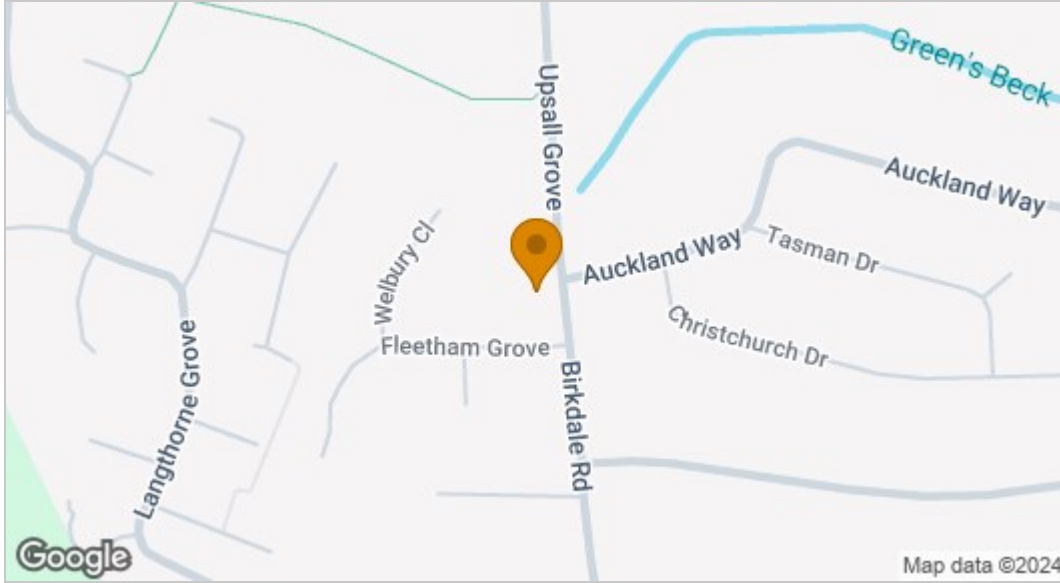




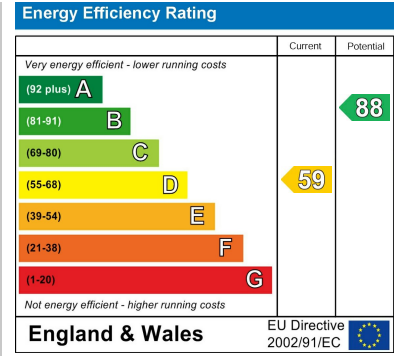




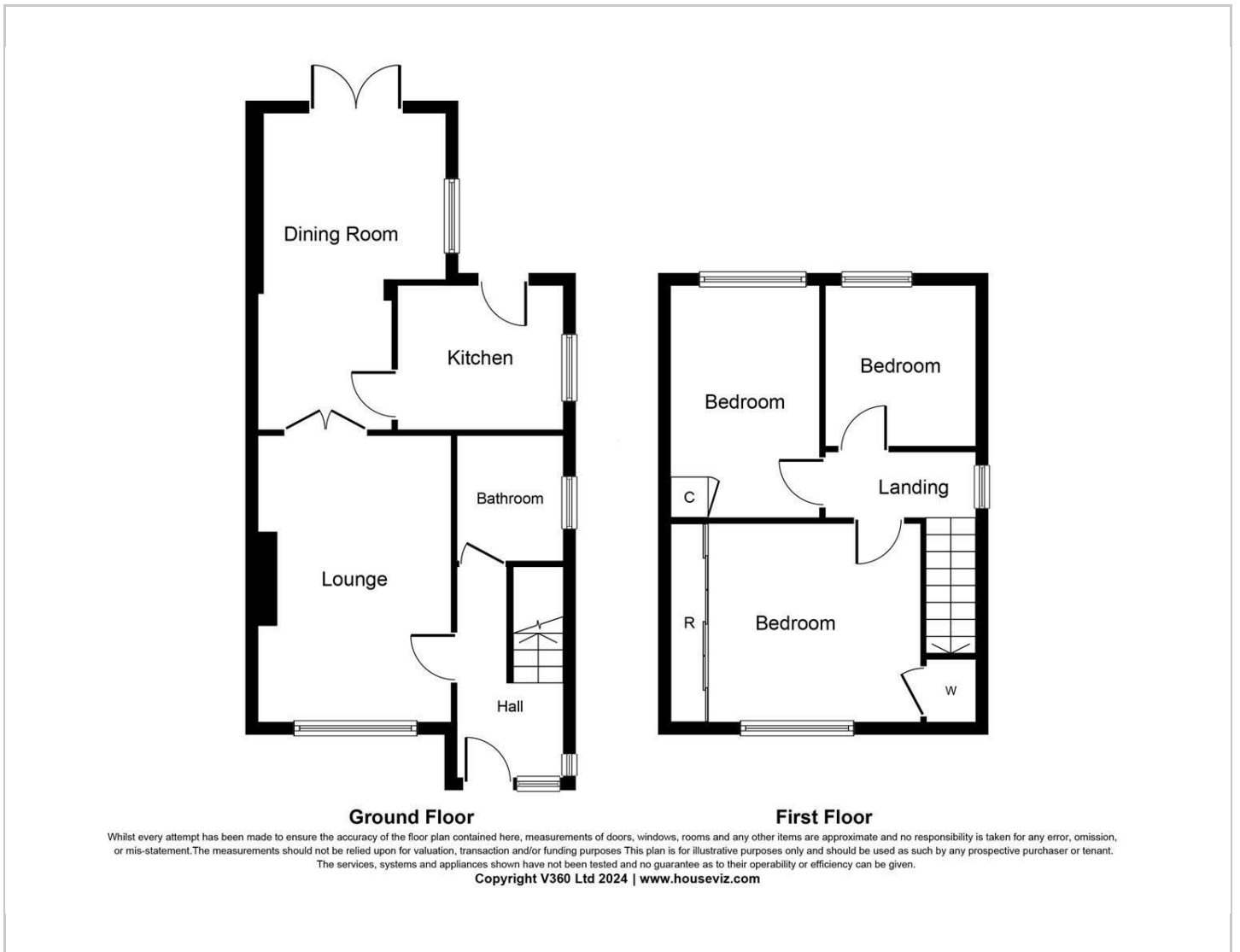
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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