



Ellen Avenue, Hartburn, Stockton, TS18 3QL

This attractive characteristic three bedroom semi-detached property with loft room, is situated in a cul-de-sac position close to Ropner Park.

Enter via the side porch into the hallway leading to the spacious lounge with feature fireplace and dining room featuring French doors opening out to the rear garden. This spacious family home features an impressive, refitted kitchen with an extensive range of sleek high gloss units and integrated appliances including fridge/freezer, washing machine, tumble dryer, dishwasher, double oven and electric hob. Additionally, a convenient downstairs W/C is provided. To the first floor find three double bedrooms, a recently renovated bathroom with rainfall shower over the bath, separate W/C and a fixed staircase leading to the loft room, currently serving as a fourth bedroom. This loft room features built-in wardrobe cupboard and Velux windows offering delightful views across to Ropner Park.

Outside, is a forecourt garden at the front, while double wrought iron gates open to a driveway offering off-road parking. The west-facing rear enjoys a courtyard garden and two brick-built outbuildings.

The property is ideally situated within easy access of shops, schools and the A66 for commuting. An ideal family home offering generous and well presented accommodation.

£188,000



ENTRANCE PORCH

HALLWAY

LOUNGE

12'5 x 15'1" (3.78m x 4.60m)

DINING ROOM

11'10 x 15'1 (3.61m x 4.60m)

KITCHEN

22'9" x 8'0" (6.93 x 2.44)

GROUND FLOOR WC

4 x 3'3 (1.22m x 0.99m)

LANDING

BEDROOM ONE

15'1 x 11'9" (4.60m x 3.58m)

BEDROOM TWO

11'10 x 11'11" (3.61m x 3.63m)

BEDROOM THREE

10'2" x 8'8" (3.10 x 2.64)

BATHROOM

6'2 x 5'10" (1.88m x 1.78m)

SEPARATE WC

5'2 x 2'9 (1.57m x 0.84m)

BEDROOM FOUR/LOFT ROOM


15'11 x 13'2 (4.85m x 4.01m)



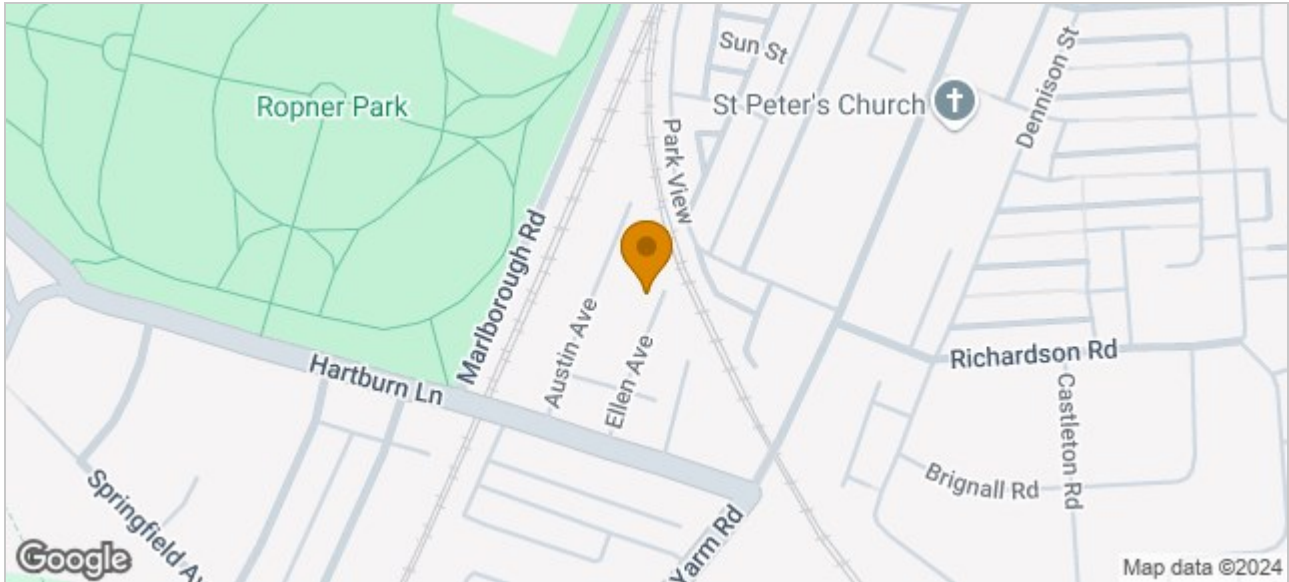


EPC graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Map



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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