



Christchurch Drive  
Hartburn, Stockton-On-Tees

£180,000

ENERGY RATING:- D-57

Welcome to this charming property located on Christchurch Drive in the sought-after Hartburn area of Stockton-On-Tees. Upon entering this deceptively spacious, extended three-bedroom semi-detached house, you are greeted by two large reception rooms, offering ample space for entertaining or simply relaxing, the kitchen and family bathroom complete the ground floor with three good sized bedrooms to the first floor. There is a long driveway to the side of the property and a detached garage ensuring you will not have to worry about parking and the benefit of a large garden to the rear. Don't miss out on the opportunity to make this lovely house your own!



- Extended Three Bedroom Semi
- Two Large Reception Rooms
- Deceptively Spacious Home
- Sizable Rear Garden

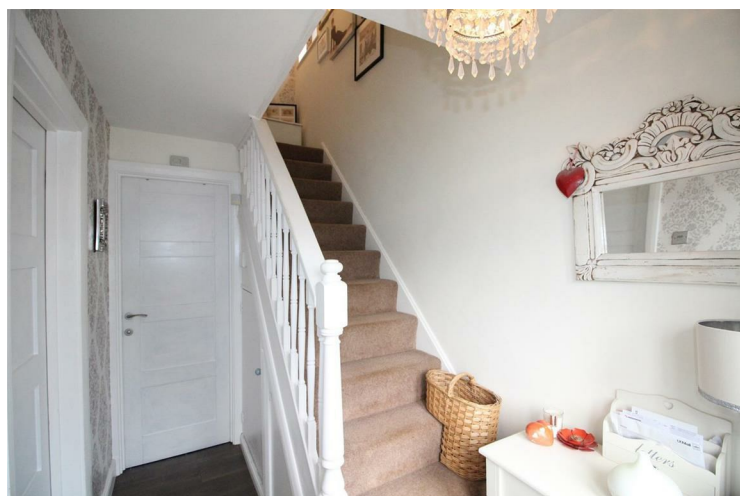
## Entrance Hall

UPVC entrance door with leaded lights and a UPVC double glazed window, staircase to first floor, laminate flooring, understair cupboards and a radiator.

## Lounge / Dining Room

6.65m x 3.11m (max.) (21'9" x 10'2" (max.))

Front aspect UPVC double glazed window, feature fireplace with wooden surround, marble hearth & an inset gas living flame fire, coving, radiator and double doors opening to:



## Sitting Room / Conservatory

5.11m x 2.68m (max.) (16'9" x 8'9" (max.))

Brick dwarf wall & UPVC construction with UPVC double glazed French doors opening to the garden and a radiator.



## Kitchen

3.90m x 2.55m (12'9" x 8'4")

Side aspect UPVC double glazed window and a rear aspect UPVC door to the garden. A range of base & wall units with wooden effect worksurfaces incorporating a ceramic sink & mixer tap. Gas range cooker with tiled splashback & an extractor hood over, integrated dishwasher, space for fridge/freezer, tiled floor and spot lights.

## Bathroom

Side aspect UPVC double glazed window, white suite comprising; panel enclosed bath with mixer shower over, pedestal wash basin and a low level WC. Fully tiled walls & floor, extractor fan, spot lights and a heated towel rail.



- Long Drive & Detached Garage • Popular Location • Energy Rating: D-57 • Council Tax Band: B (£1,816.88)



## First Floor Landing

Side aspect UPVC double glazed window and access to part boarded loft via pull down ladder.

## Bedroom One

3.99m (into wardrobes) x 2.95m (13'1" (into wardrobes) x 9'8")

Front aspect UPVC double glazed window, fitted sliding wardrobes, built-in storage cupboard and a radiator.

## Bedroom Two

3.59m x 2.42m (11'9" x 7'11")

Rear aspect UPVC double glazed window, fitted sliding wardrobes, spot lights and a radiator.

## Bedroom Three

2.65m x 2.44m (8'8" x 8'0")

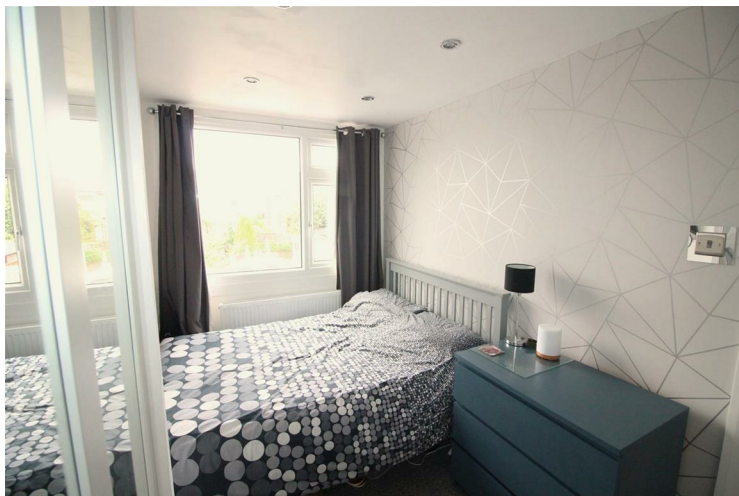
Rear aspect UPVC double glazed window and a radiator.



## Externally

There is a lawned garden to the front of the property with a long block paved driveway to the side providing off-street parking and leading to a detached garage. To the rear is a large, enclosed garden with lawn, patio & gravelled areas and a wooden garden shed.



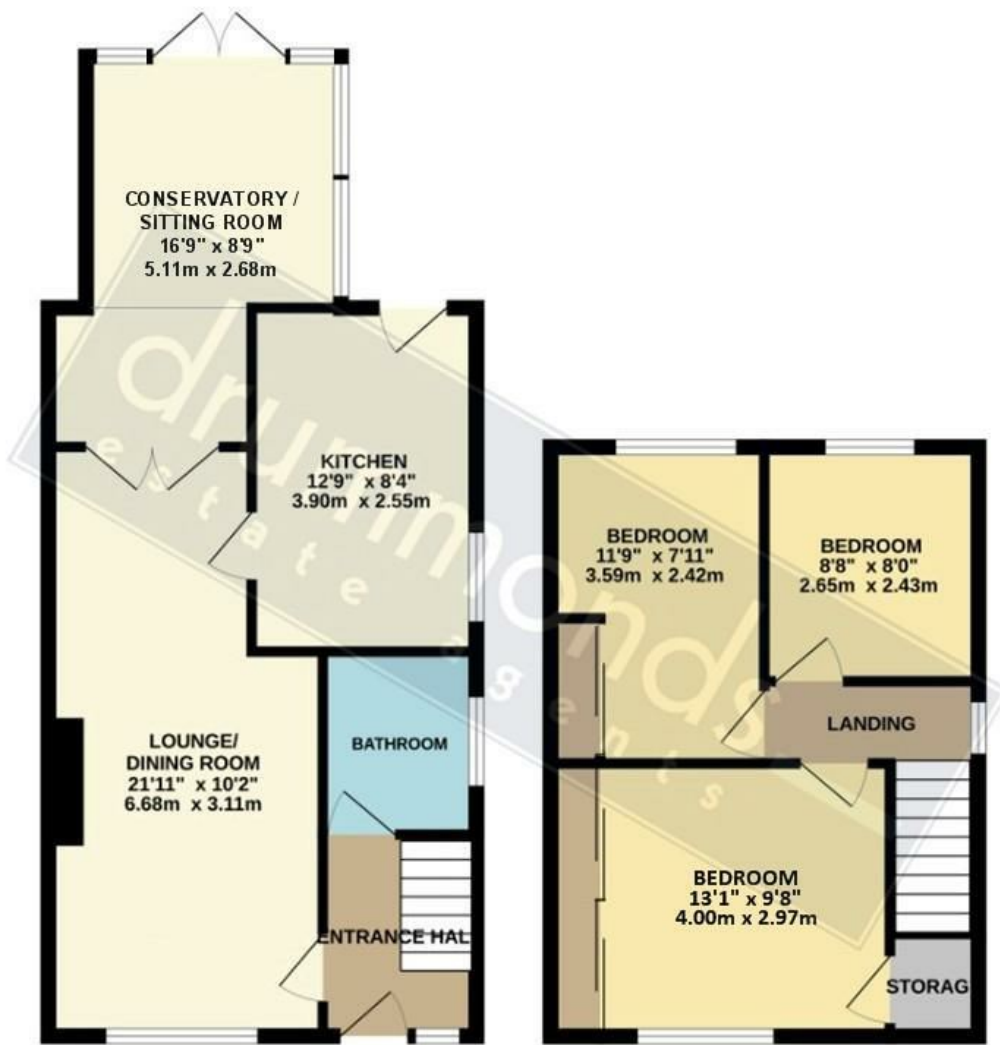




## Additional Information

**Local Authority** - Stockton-on-Tees  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

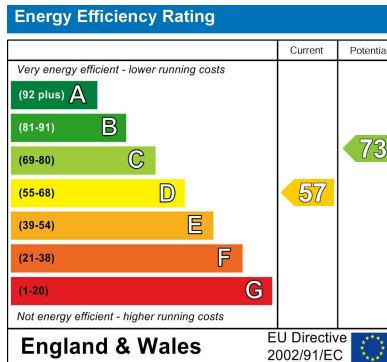
**Floor Area** - sq ft  
**Tenure** - Freehold



**GROUND FLOOR**

**FIRST FLOOR**

Measurements are approximate. May not be to scale. For illustrative purposes only.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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