



4 Waltham Avenue

Hartburn, Stockton-On-Tees, TS18 5AE

£220,000



This Beautifully Extended And Upgraded Semi-Detached House On Waltham Avenue Offers A Perfect Blend Of Modern Living And Comfort. With Three Well-Proportioned Bedrooms, This Property Is Ideal For Families Or Those Seeking Extra Space.

Upon Entering, You Are Welcomed Into An Open Plan Kitchen And Dining Area, Which Has Been Thoughtfully Designed To Create A Warm And Inviting Atmosphere. The Kitchen Is Equipped With Contemporary Fittings, Making It A Delightful Space For Both Cooking And Entertaining. French Doors Lead Seamlessly From The Dining Area To The Rear Garden, Allowing For An Abundance Of Natural Light And Providing A Lovely View Of The Outdoor Space.

The Property Offers Versatility For Various Uses & The Potential To Extend Further Subject To Planning Permission. The Stunning Bathroom Suite Has Been Finished To A High Standard, Ensuring A Luxurious



Note

The Vendor Informs Us The uPVC Double Glazed Windows Were Installed Around 4 Years Ago, The Gas Combi Boiler Is About 6 Year Old With 2024 Service. The Electricians Has Been Updated (Not Certified As Yet), The Kitchen Was Installed In 2024.

Location

Situated In A Popular Location In Fairfield. Waltham Avenue Can Be Accessed Via Oxbridge Lane.

Ian Ramsey CE Academy - 3 Minute Walk
Holy Trinity Rosehill CE Primary School - 10 Minute Walk
Hartburn Primary School - 10 Minute Walk
Our Lady & St Bede School - 18 Minute Walk

Distance Times Estimated Using Google Maps.

Entrance Hallway

Entrance Leads To Lounge, Kitchen & Staircase To First Floor.

Lounge

uPVC Double Glazed Bay Window, Radiator.

Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Dishwasher, Space For Appliances, uPVC Double Glazed Window, Radiator.

Dining Room

uPVC Double Glazed French Doors To Rear, Radiator.

Utility Room

Fitted With Wall Units, Work Surfaces, Space For Appliances, uPVC Double Glazed Window, Door To Rear, Radiator.

First Floor Landing

Access To Bedrooms & Bathroom.

Bedroom One

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Two

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Bath With Overhead Shower, W/C, uPVC Double Glazed Window x2, Extractor Fan, Radiator.

Loft Space

Generous In Size, Insulated.

Garage/Outbuilding

Roller Door, Rear Door To Side Aspect & Garden.

Energy Efficiency Rating - TBC

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

Tenure: Freehold
Local Authority: Stockton Council
Listed Status: Not Listed
Conservation Area: No
Tree Preservation Orders: None
Tax Band: C
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
Broadband Delivered To The Property: Cable
Non-Standard Construction: Believed To Be Of Standard Construction
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
Flooding Issues In The Last 5 Years: None
Accessibility: Two Storey Dwelling. No Accessibility Modifications
Cladding: None
Planning Issues: None Which Our Clients Are Aware Of
Coastal Erosion: None
Coal Mining In The Local Area: None

Disclaimer

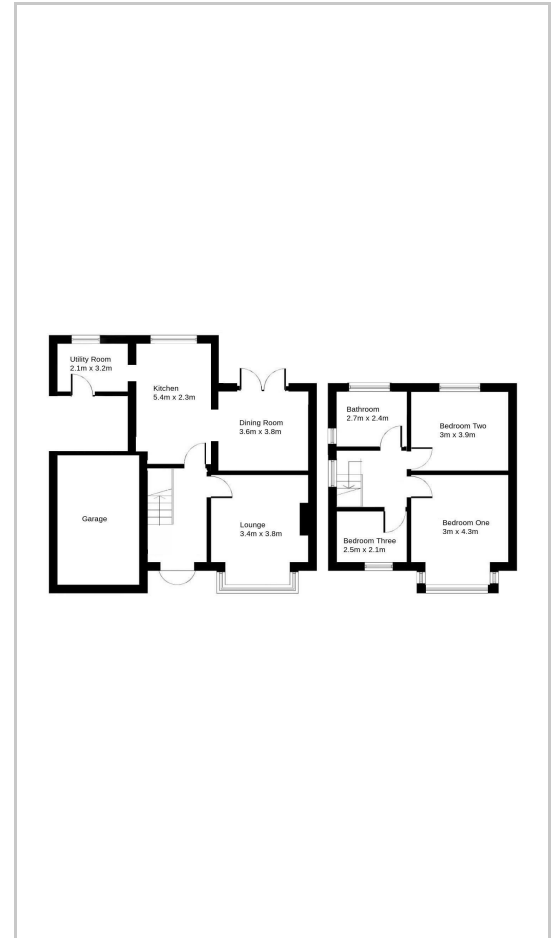
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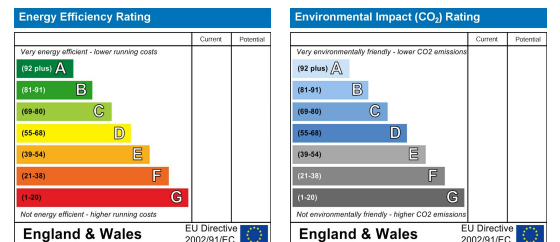
Area Map



Floor Plans



Energy Efficiency Graph



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