



6 Austin Avenue

Hartburn, Stockton-On-Tees, TS18 3QN

Offers in excess of £260,000



Positioned In The Desirable Area Of Hartburn, Stockton-on-tees, This Charming Semi-detached House On Austin Avenue Presents An Excellent Opportunity For Families And Professionals Alike. Recently Refurbished, The Property Boasts Upgraded Fixtures That Enhance Both Its Aesthetic Appeal And Functionality.



Full Description

Upon Entering, You Are Greeted By A Spacious Reception Room That Offers A Warm And Inviting Atmosphere, Perfect For Relaxation Or Entertaining Guests. The Heart Of The Home Is Undoubtedly The Modern Open Plan Kitchen And Dining Area, Featuring Newly Installed Units That Provide Ample Storage And Workspace. This Layout Not Only Promotes A Sociable Environment But Also Allows For Easy Access To The Essential Separate Utility Room And A Convenient Ground Floor W/C.

The Property Comprises Four Well-proportioned Bedrooms, Providing Plenty Of Space For Family Living Or Guest Accommodation. The Extended Rear Aspect Offers Additional Living Space, With Potential For Further Extension, Subject To Planning Permission, Allowing You To Tailor The Home To Your Specific Needs.

Outside, The Double-length Block-paved Driveway Ensures Off-road Parking For Multiple Vehicles, A Valuable Asset In Today’s Busy World. The Location Is Ideal, With Local Amenities, Schools, And Parks Within Easy Reach, Making It A Perfect Setting For Family Life.

In Summary, This Semi-detached House On Austin Avenue Is A Delightful Blend Of Modern Living And Potential, Making It A Must-see For Anyone Looking To Settle In The Vibrant Community Of Hartburn.

Location

Excellent Commuter Access With The A66 & A19 Just Minutes Away, Whilst Being Within A Short Stroll Of Ropner Park & Lake.

Austin Avenue Can Be Accessed Via Hartburn Lane.

- Ropner Park & Lake - 8 Minute Walk
- Preston Park & Museum - 5 Minute Drive
- Hartburn Village, The Masham, Bars & Restaurants - 4 Minute Drive/15 Minute Walk
- Yarm High Street - 11 Minute drive
- Aldi Supermarket - 9 Minute Walk/2 Minute Drive
- Thornaby Train Station - 7 Minute Drive
- Tees Barrage & Infinity Bridge - 7 Minute Drive

Distance Times As Estimated By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

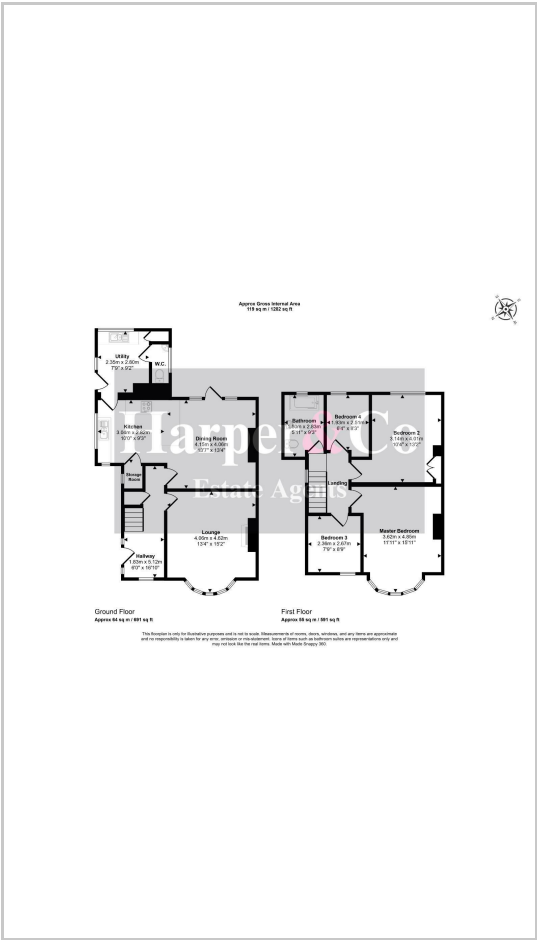
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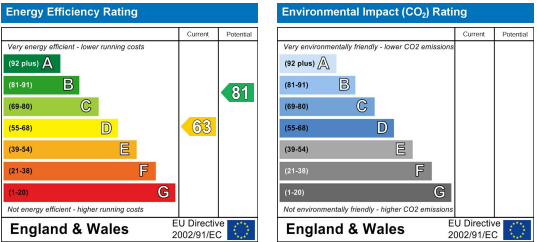
Area Map



Floor Plans



Energy Efficiency Graph



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