



**Austin Avenue, Stockton-On-Tees TS18 3QN**

**welcome to**

## **Austin Avenue, Stockton-On-Tees**

A four bedroom semi-detached family home situated on a quiet cul de sac, on the highly desirable Austin Avenue, Hartburn. Offering a fantastic location close to Ropner Park, local amenities, public transport access and local schools.

### **Lounge**

13' max x 13' max ( 3.96m max x 3.96m max )

### **Dining Room**

9' max x 9' max ( 2.74m max x 2.74m max )

### **Reception Room 3**

13' max x 15' max ( 3.96m max x 4.57m max )

### **Kitchen**

10' max x 9' max ( 3.05m max x 2.74m max )

### **First Floor Landing**

### **Bedroom 1**

16' max x 13' max ( 4.88m max x 3.96m max )

### **Bedroom 2**

13' max x 14' 1" max ( 3.96m max x 4.29m max )

### **Bedroom 3**

8' 6" max x 6' ( 2.59m max x 1.83m )

### **Bedroom 4**

8' 1" max x 7' 1" max ( 2.46m max x 2.16m max )

### **Bathroom**

### **Rear Garden**





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## Austin Avenue, Stockton-On-Tees

- CUL-DE-SAC
- FRONT AND REAR GARDENS
- FOUR BEDROOMS
- SEMI-DETACHED
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£280,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
STO114454 - 0006

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