



Hartburn Lane, Stockton-On-Tees TS18 3QJ

welcome to

Hartburn Lane, Stockton-On-Tees

A rare opportunity to acquire this BEAUTIFULLY presented PERIOD home. Flooded with natural light and full of CHARACTER, this five bedroom spacious home is not to be missed. The property benefits from having spacious accommodation and is finished to a high standard. Garage & sunny courtyard to rear.

Entrance Porch

Double doors into hallway.

Hallway

Original coving to ceiling, radiator and stairs to first floor landing.

Reception Room One

34' 5" into bay x 14' 1" into recess (10.49m into bay x 4.29m into recess)

Double glazed bay window to front elevation, two double glazed windows to side elevation, spotlights to ceiling, coving to ceiling, radiator, in set coal effect gas fire with feature marble surround, ceiling fan and carpet flooring.

Kitchen

23' 9" x 12' (7.24m x 3.66m)

Fitted with a good range of black high gloss wall and base units, double glazed French doors and window to side elevation, spotlights to ceiling, breakfast bar, space for free standing fridge and freezer, plumbing for washing machine and dish washer, 1 and 1/2 sink and drainer unit with mixer tap and black chimney style extractor fan.

Downstairs Wc

Double glazed window to side elevation, WC and wash hand basin.

Cellar

Accessed via stairs from hallway.

First Floor Landing

Radiator. Access to walk-in wardrobe.

Bedroom One

19' 2" into bay x 12' 2" into recess (5.84m into bay x 3.71m into recess)

Double glazed bay window to front elevation, contemporary free floating electric fire and radiator.

Bedroom Two

15' 6" x 13' 2" (4.72m x 4.01m)

Two double glazed windows to side elevation and coving to ceiling,

Bedroom Three

11' 9" x 9' 1" maximum (3.58m x 2.77m maximum)

Double glazed window to rear elevation.

Bedroom Four

7' 9" x 8' 1" (2.36m x 2.46m)

Double glazed window to side elevation and radiator.

Bedroom Five

7' 4" x 10' 6" (2.24m x 3.20m)

Double glazed window to front elevation and radiator.

Bathroom

Double glazed window to side elevation, P shaped bath with overhead electric shower, vanity wash hand basin and white ladder style towel warmer.

Separate Wc

Radiator, WC and wash hand basin.

Second Floor Landing Attic Room

19' 6" maximum x 11' 8" (5.94m maximum x 3.56m)

Two double glazed Velux style windows to side and rear elevation. Radiator. Door to separate WC.





Separate Wc

Velux style window to rear elevation, WC and vanity wash hand basin.

Externally

To the rear of the property there is a courtyard and to the side of the property there is on street parking.

Garage

16' 11" x 17' 7" (5.16m x 5.36m)

Remote control door. Power points and lighting.



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Hartburn Lane, Stockton-On-Tees

- ORIGINAL FEATURES THROUGHOUT
- CELLAR
- CONTEMPORARY KITCHEN
- FIVE BEDROOMS
- COURTYARD & GARAGE

Tenure: Freehold EPC Rating: D

£325,000



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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