



Hartburn Lane, TS18 3QH  
4 Bed - House - Mid Terrace  
O.I.R.O £220,000

EPC Rating: D  
Tenure: Freehold  
Council Tax Band: C



SMITH &  
FRIENDS  
ESTATE AGENTS



# Hartburn Lane Stockton-On-Tees TS18 3QH

\*\* NO CHAIN \*\*

\*\* IDEAL FOR FIRST TIME BUYER \*\*

\*\* PART EXCHANGE MAY BE AVAILABLE \*\*

SMITH & FRIENDS are pleased to bring to the market this Deceptively Spacious Victorian Mid-Terraced Family Home, located within Stockton-on-Tees and just a short walk to the Lovely Ropner Park. Retaining many of its original features.

The accommodation has plenty of character, comprising of; Entrance Hall with a beautiful stained glass internal door, Lounge, featuring log fireplaces, and open plan sitting room.

The property provides a good sized fitted kitchen with a dining area, leading to a utility room and access to a W.C.

The first floor offers; Four good size bedrooms, with a modern and stylish bathroom and a separate toilet. The rear of the property has a courtyard to the rear and a small garden to the front.

To arrange a viewing, contact the office today.



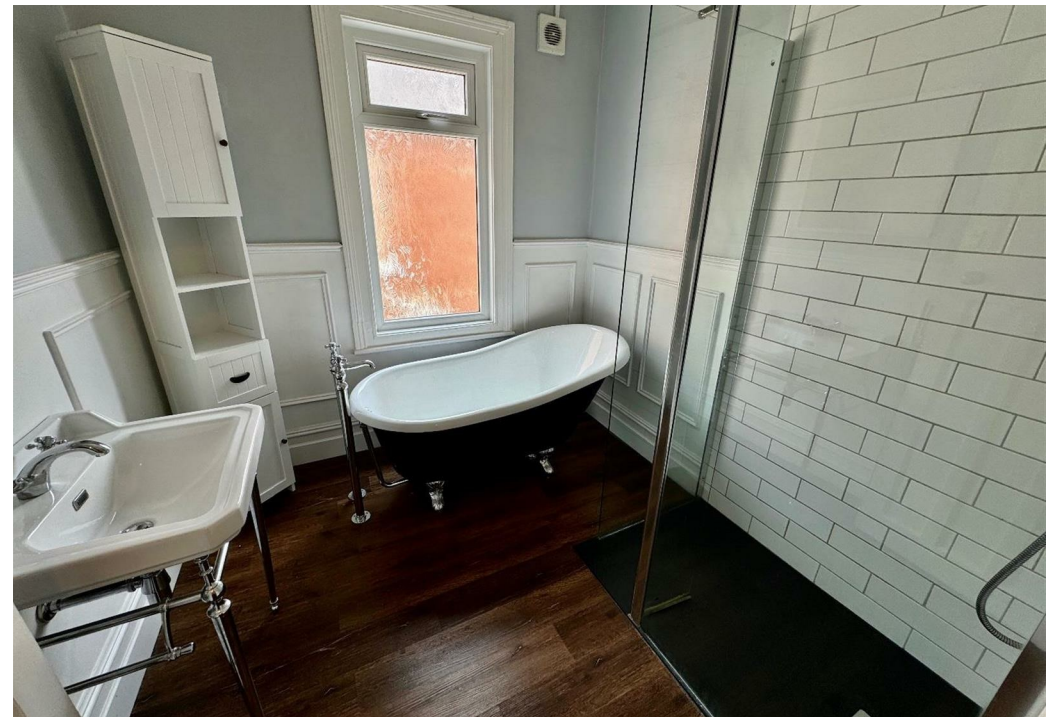




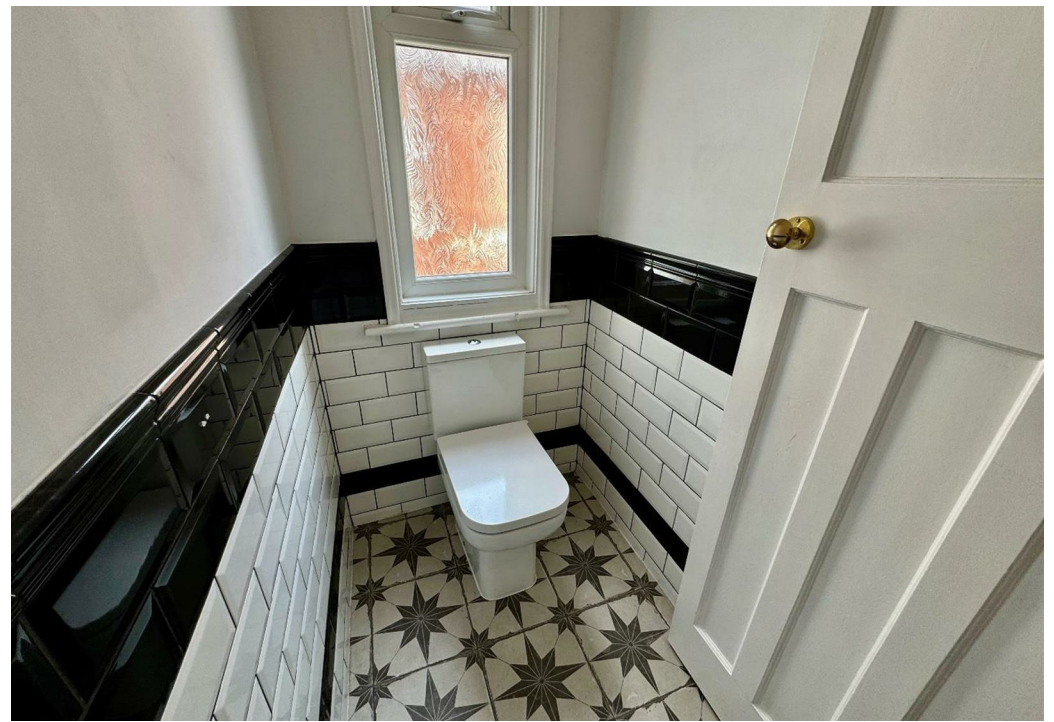
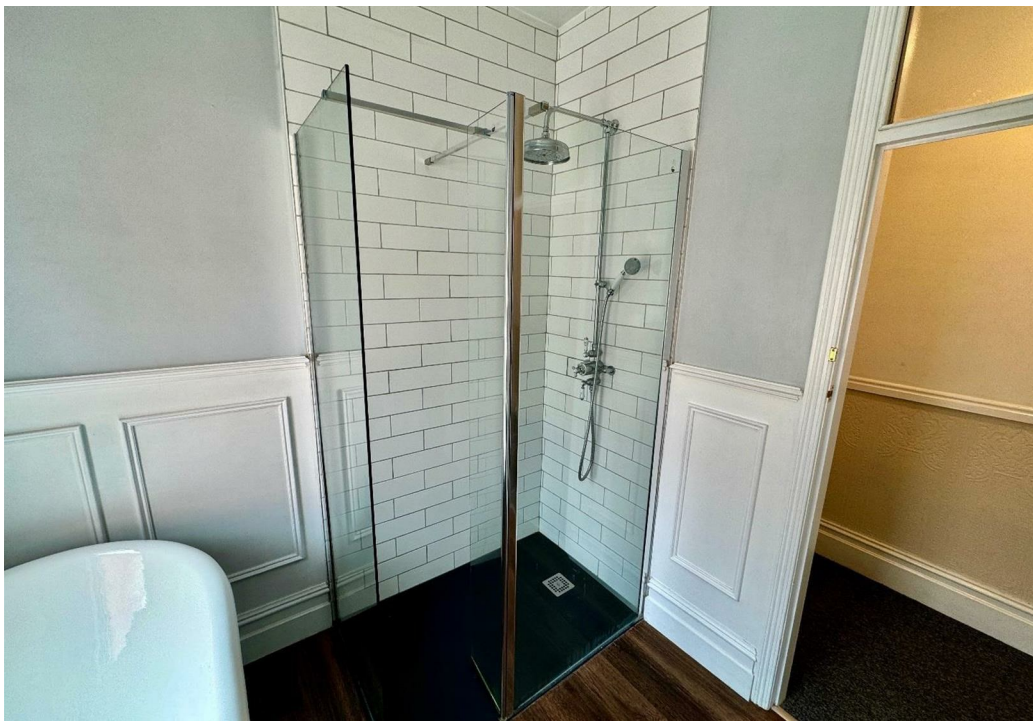












**GROUND FLOOR**

**Hallway**

23'8" x 6'4" (7.22m x 1.95m)

**Lounge**

14'0" x 14'4" (4.27m x 4.39m)

**Family Dining Area**

14'0" x 12'8" (4.27m x 3.87m)

**Kitchen/Breakfast Room**

22'1" x 11'9" (6.74m x 3.60m)

**Utility Room**

22'1" x 11'9" (6.74m x 3.60m)

**WC**

2'8" x 5'8" (0.82m x 1.75m)

**FIRST FLOOR**

**Landing**

16'1" x 6'4" (4.92m x 1.95m)

**Bedroom 1**

13'11" x 12'11" (4.26m x 3.94m)

**Bedroom 2**

14'0" x 11'5" (4.29m x 3.50m)

**Bedroom 3**

10'0" x 12'0" (3.05m x 3.67m)

**Bedroom 4**

10'6" x 6'4" (3.22m x 1.95m )

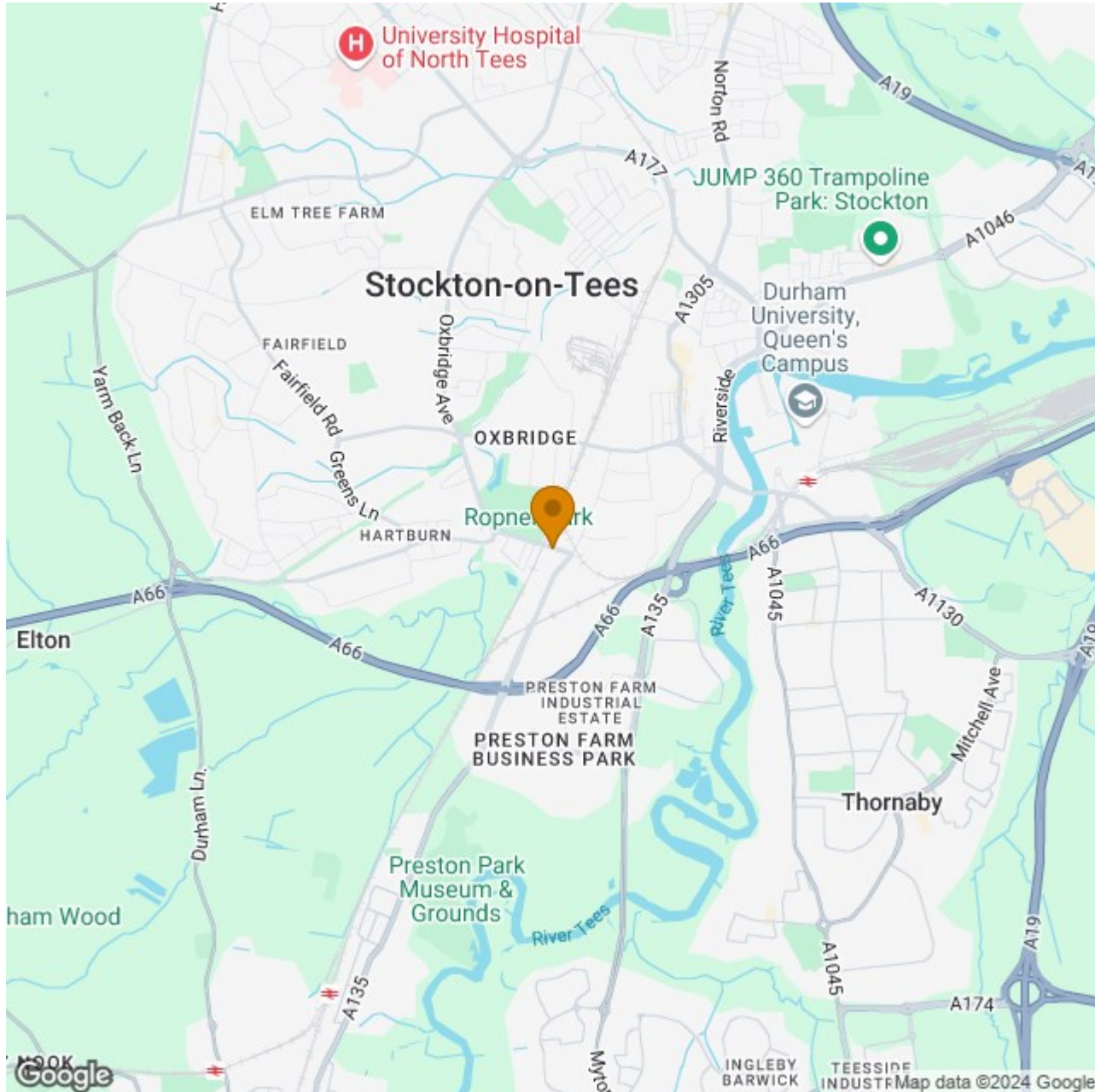
**WC**

3'6" x 5'1" (1.09m x 1.56m)

**Bathroom**

7'9" x 8'0" (2.38m x 2.44m)





| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | 80        |
| (69-80) <b>C</b>                                   | 63                         |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



**Approximate total area<sup>(1)</sup>**  
 1657.53 ft<sup>2</sup>  
 153.99 m<sup>2</sup>

**Reduced headroom**  
 18.08 ft<sup>2</sup>  
 1.68 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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