



This charming elegant family home has come to the market with Smith & Friends Estate Agents with no forward chain. The property oozes charm, class and original features throughout. Comprising of an entrance vestibule, hallway, two reception rooms, cloakroom, dining area, utility area and a beautiful high specification kitchen on the ground floor. The utility area leads through into a spacious outbuilding to the rear which is excellent for storage. The upper level offers four bedrooms with most of them having original fires and surrounds. Bedroom four is currently used as an office/study and has the benefit of opening out onto the beautiful balcony. The family bathroom comes with "His & Hers" wash hand basins, free standing bath and a walk-in shower. External: Low maintenance rear garden with a fantastic seating area, garage with storage space and street parking to the front of the property. Location The charming house sits opposite Ropner Park and is close to Hartburn Village, schools, local amenities, shops and the A66 is easy for commuting. Viewing Appointment only. Please call 01642 607555.

**Hartburn Lane, Stockton-On-Tees, TS18 4EF**

**4 Bedroom - House - End Terrace**

**Chain Free £310,000**

**EPC Rating: E**

**Tenure: Freehold**

**Council Tax Band: D**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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**ENTRANCE VESTIBULE**

**5'3 x 4'5 (1.60m x 1.35m)**

Entrance door, original flooring.

**HALLWAY**

**6'3 x 24'10 (1.91m x 7.57m)**

Radiator, stairs to upper level, under stairs cupboard, door to vestibule.

**LOBBY**

**4' x 3'4 (1.22m x 1.02m)**

Storage cupboard, access to WC, flooring.

**CLOAKROOM/WC**

**4'10 x 3'5 (1.47m x 1.04m)**

Window to side aspect, wash hand basin, WC, radiator.

**LOUNGE**

**15'2 x 15'4 (4.62m x 4.67m)**

Secondary glazed bay window to front aspect, fire and surround, radiator.

**SECOND RECEPTION ROOM**

**14'2 x 14' (4.32m x 4.27m)**

Carpet flooring, radiator, fire and surround, window to rear aspect.

**DINER**

**9'8 x 12'10 (2.95m x 3.91m)**

Window and door to side aspect, radiator, storage, original fire, flooring, stove.

**KITCHEN**

**11'1 x 11'3 (3.38m x 3.43m)**

Partly tiled, curved high spec wall units, double glazed window to side aspect, roll top radiator.

**UTILITY**

**11'3 x 7'4 (3.43m x 2.24m)**

Access to garage, wall and base units, double glazed window to side aspect.

**SPLIT LEVEL LANDING**

**6'3 x 3'10 (1.91m x 1.17m)**

Three storage cupboards.

**MASTER BEDROOM**

**12' x 15'3 (3.66m x 4.65m)**

Bay window to front aspect, fire and surround, storage, radiator, carpet flooring.

**BEDROOM TWO**

**13' x 14'1 (3.96m x 4.29m)**

Window to rear aspect, carpet, radiator, wash hand basin, storage cupboards, fitted wardrobes, fire and surround.

**BEDROOM THREE**

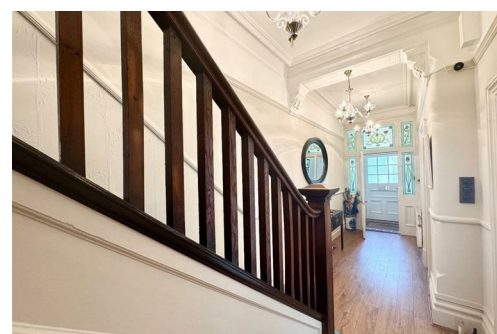
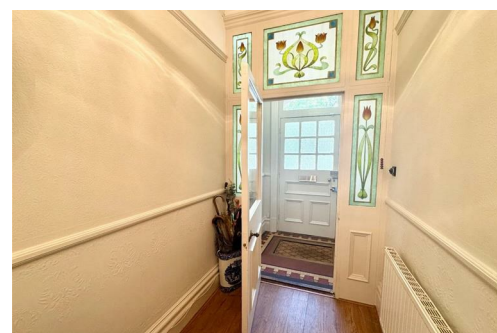
**11'2 x 17'3 (3.40m x 5.26m)**

Double glazed window to rear aspect, carpet, radiator, fire and surround.

**BEDROOM FOUR**

**7'6 x 11'5 (2.29m x 3.48m)**

Door to front aspect opening onto balcony, carpet, radiator.





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## BATHROOM

7'9 x 17'8 (2.36m x 5.38m)

Two double glazed windows to side aspect, tiled flooring, radiator, free standing back, walk-in shower, double "His & Hers" wash hand basins.

## SEPARATE WC

4'3 x 3'4 (1.30m x 1.02m)

Window to side aspect, WC.







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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	70
England & Wales		EU Directive 2002/91/EC