

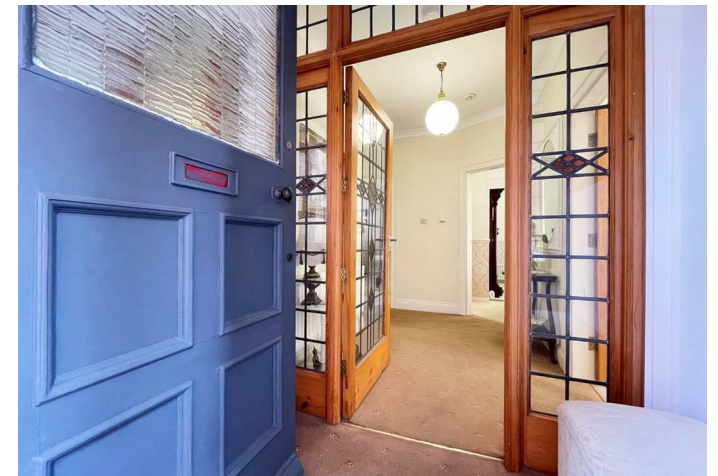


Stockton Road, TS25 5DB
4 Bed - Bungalow - Detached
£320,000

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

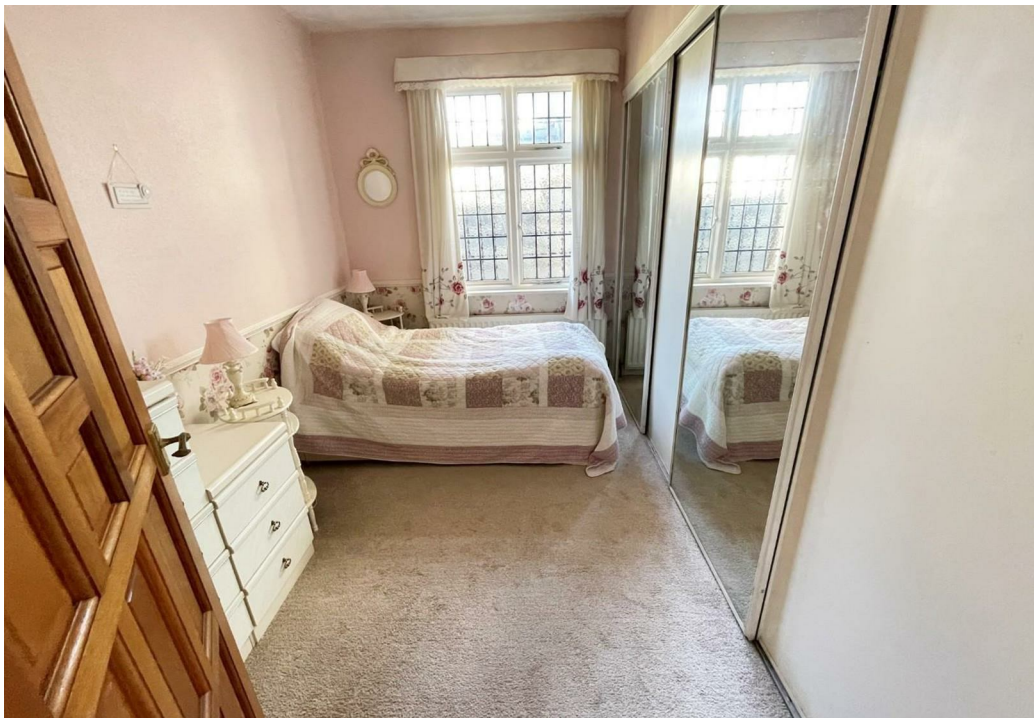
Stockton Road , TS25 5DB

*** NO CHAIN INVOLVED *** VACANT POSSESSION *** An extremely spacious and well proportioned THREE/FOUR BEDROOM detached bungalow occupying a pleasant position on Stockton Road in a popular part of Hartlepool. The bungalow is set back from the road and situated on a large plot measuring approximately 1/4 of an acre with undoubted potential, extensive WEST FACING REAR GARDEN and includes a large workshop/garage measuring over 34ft. An internal viewing comes recommended to appreciate the space on offer, with a versatile layout that incorporates two reception rooms, over 17ft kitchen/diner and a conservatory extension to the rear. The accommodation is warmed by gas central heating and briefly comprises: entrance lobby through to a generous entrance hall with access to both reception rooms, the sitting room offering scope to be used as additional bedroom, whilst the generous kitchen/diner opens to the conservatory and utility room. The hall provides further access to three bedrooms and the family bathroom which incorporates a four piece suite. Externally the property occupies a pleasant set back position, approached by a long driveway providing ample off street parking, with a low maintenance front. A paved side area with double gates opens to a large garage/workshop and through to the extensive WEST FACING REAR GARDEN. The beautifully stocked rear garden features a good size patio, large lawn and established borders with an abundance of fruit trees, ample privacy and includes a timber summerhouse. Fitted blinds, flooring and light fittings are included in the asking price, whilst further contents can be included if required. A rarity to the market, with accommodation and external space that would suit a wide variety of buyers including families.











ENTRANCE LOBBY

Accessed to the side via glazed entrance door with leaded side screens and fanlight above, fitted carpet, glazed internal door with matching side screens and fanlight above.

SPACIOUS ENTRANCE HALL

A spacious entrance hall with fitted carpet, coving to ceiling, two double radiators, cloaks recess offering ideal space to incorporate access to the attic.

BAY FRONTED LOUNGE

A spacious lounge with large uPVC double glazed bay window to the front aspect, attractive feature fire surround with 'marble' style back and base, inset gas fire, fitted carpet, dado rail, coving to ceiling, two double radiators.

BAY FRONTED SITTING ROOM / POTENTIAL BEDROOM

Offering use as a sitting room or additional bedroom with uPVC double glazed bay window to the front aspect, attractive pine fire surround with tiled back and base, fitted carpet, dado rail, coving to ceiling, curved single radiator to the bay.

GENEROUS KITCHEN/DINER

A generous kitchen/diner, fitted with a range of units to base and wall level with complementing roll-top work surfaces incorporating an inset double sink with drainer and mixer tap, built-in electric oven with four ring gas hob above, tiled splashback, two four drawer units to base level, coving to ceiling, double radiator, space for dining table and chairs, archway into the conservatory, access to the utility room.

UTILITY ROOM

Fitted worktop with space below for appliances, eye level units, recess for washing machine, space for fridge/freezer, gas central heating boiler, side door.

CONSERVATORY EXTENSION

A uPVC double glazed conservatory extension offering a pleasant transition between the home and garden via French doors, fitted carpet, double radiator.

BEDROOM ONE

A good size master bedroom which enjoys a view of the rear garden via uPVC double glazed bay window to the rear aspect, storage to alcove with mirror fronted sliding doors, fitted carpet, curved single radiator to the bay.

BEDROOM TWO

Wall to wall wardrobes with sliding doors, glazed leaded window to the side aspect, double radiator.

BEDROOM THREE

Glazed leaded window to the side aspect, fitted carpet, double radiator.

FOUR PIECE BATHROOM

A good size bathroom incorporating a four piece suite comprising: panelled bath with chrome dual taps, inset wash hand basin with chrome dual taps and vanity unit below, walk-in shower area, WC with vanity area above, eye level vanity units, tiled splashback, extractor fan, two glazed leaded windows to the side aspect, double radiator.

EXTERNALLY

The property occupies a pleasant set back position on Stockton Road with low maintenance front and ample off street parking. Double gates to the side of the property open a large detached garage/workshop and through to the rear garden. The extensive west facing rear garden enjoys a high degree of privacy with large patio, generous lawn and well established borders with various established fruit trees including apple, pear and plum trees. A timber summerhouse with paved seating area is also included in the asking price. An enviable garden which can only be truly appreciated upon inspection.

GARAGE / WORKSHOP

A large garage/workshop with double timber doors to the front, personal door to the side, power points, lighting and three side windows. We understand that a number of tools and gardening equipment can be included in the sale.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

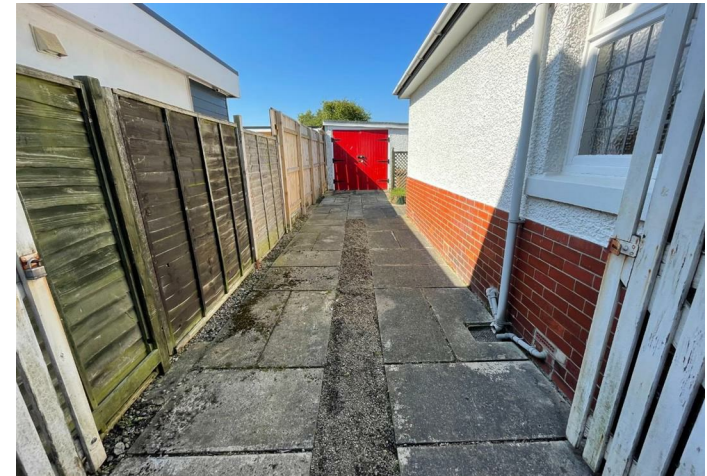
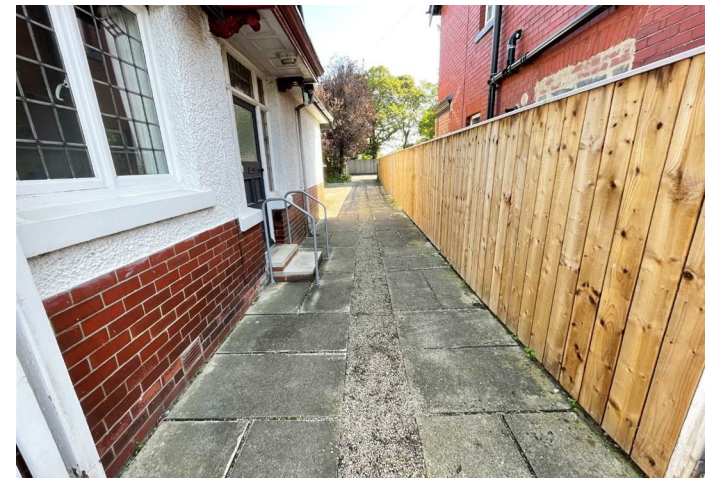






SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher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

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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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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