



This substantial and beautifully presented Victorian six-bedroom residence is proudly brought to the market by Smith & Friends Estate Agents. Rich in period charm, the property retains a wealth of original features throughout, perfectly blended with versatile living spaces suited to modern family life. Set across three expansive floors, this impressive home offers remarkable flexibility in how the accommodation can be arranged and enjoyed.

Upon entering the property, you are welcomed via a traditional vestibule leading into a grand entrance hallway, immediately setting the tone for the scale and character found throughout. The ground floor offers two elegant reception rooms, ideal for both formal entertaining and relaxed family living, alongside a separate dining room perfect for hosting gatherings. A fitted kitchen provides ample workspace, complemented by a generously sized utility room offering extensive storage. Completing this level is a convenient cloakroom featuring a walk-in shower.

The first floor hosts five well-proportioned bedrooms, making it ideal for growing families. This level also benefits from a spacious family bathroom with integrated storage and an additional separate WC, ensuring practicality and comfort for everyday living.

Occupying the upper floor is the sixth bedroom, a versatile space that could serve as a guest suite, home office, or private retreat, along with further generous storage areas that enhance the home's functionality.

Externally, the property enjoys exceptional parking facilities, featuring a large private driveway with secure gated access, providing peace of mind and ample space for multiple vehicles. The outdoor areas further enhance the appeal of this impressive home, offering both privacy and convenience.

Ideally located opposite the picturesque Ropner Park, the property enjoys a highly sought-after position while remaining close to Hartburn Village. A range of local shops, reputable schools, and everyday amenities are

**Hartburn Lane, Stockton-On-Tees, TS18 3QH**

**6 Bedroom - House - Detached**

**£550,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: E**



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**Entrance Hallway**

Flooring, storage, radiator and front entrance door.



**Reception Room One**

Front double glazed window, radiator, fire and surround.

**Reception Room Two**

Fire/Surround, radiators and double glazed front window.

**Dining Room**

Rear double glazed doors and radiator.



**Kitchen**

1 x double glazed rear window, heated towel rail, wall & base units.

**Cloakroom**

Fully tiled, walk in shower, w/c, wash hand basin, heated towel rail and double glazed window.

**Utility Room**

Storage, UPVC access door, double glazed window and radiator.

**Upper Level**

**Landing**

Double glazed window, radiator, carpet flooring and stairs to upper.



**Bathroom**

Bath, shower, w/c, wash hand basin and storage.

**w/c**

Double glazed window, radiator, wash hand basin and w/c.

**Bedroom**

Double glazed window and radiator.



**Bedroom**

Double glazed window and radiator.

**Upper level**

**Landing**

Carpet flooring, two walk in storage cupboards and double glazed window.



**Bedroom/Loft**

Sky double glazed window and radiator.

**External**

Garage, rear garden, parking driveway and external gates.

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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. 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		
England & Wales		EU Directive 2002/91/EC

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