

18 Birkdale Road, Stockton-On-Tees

£230,000

Michael Poole
SALES · LETTINGS · AUCTIONS



18 Birkdale Road

Stockton-On-Tees

NO CHAIN! Refreshed Hartburn bungalow on a generous corner plot with new kitchen & shower room, rewire, fresh décor, garage, conservatory and superb parking.

- NO ONWARD CHAIN
- Generous Corner Plot
- Two-Bedroom Bungalow
- Rewired, Brand-New Kitchen, Brand-New Shower Room
- Fresh, Neutral Decoration
- Excellent Off-Road Parking for Several Vehicles
- Garage & Conservatory
- Low-Maintenance Rear Garden
- Gas Central Heating System Via a Combination Boiler

18 Birkdale Road

Stockton-On-Tees

Imagine moving in without a list of jobs waiting for you. Fresh décor, a brand-new kitchen and shower room, a full rewire and plenty of parking – this Hartburn bungalow has been refreshed with easy living firmly in mind.

Occupying a generous corner plot on Birkdale Road, this is a home that combines the convenience of single-storey living with the freedom of substantial outside space – and with no onward chain, the route to getting the keys could be refreshingly straightforward.

Inside, the fresh neutral decoration creates a light, clean backdrop ready for furniture and personal touches. The newly fitted kitchen feels crisp and contemporary, while the brand-new shower room continues the fresh finish. Add the reassurance of the property having been rewired, and much of the costly modernisation has already been taken care of.

The layout lends itself beautifully to relaxed bungalow living. There's a generous lounge, two bedrooms and the added bonus of a conservatory – somewhere to sit with a morning coffee, read a book or simply enjoy a little extra connection with the garden.

Outside is where the corner position really earns its keep. The frontage provides an impressive amount of off-road parking, making life particularly easy for a household with several vehicles or regular visitors, while the garage adds further practicality.

To the rear, the predominantly paved garden is geared towards low-maintenance outdoor living. Rather than spending every weekend cutting grass, there's space to create seating and dining areas, add pots and planters and enjoy summer afternoons with relatively little upkeep.

And then there's the location. Hartburn remains one of Stockton's established residential areas, making this an appealing proposition for anyone looking to downsize without compromising on space, parking or everyday convenience.











GROUND FLOOR

Entrance Porch
Composite entrance door to entrance porch with double glazed windows to the side aspect, fitted welcome mat and double glazed door to entrance hall.

Entrance Hall
With single radiator, two good size built-in cupboards and courtesy door to rear porch with access to the rear garden.

Living Room
19' 8" x 11' 1" (6.00m x 3.38m)
6m x 3.38m increasing to 3.86m With cantilevered double glazed bay window to the front aspect and twin radiator.

Kitchen
9' 1" x 7' 0" (2.77m x 2.13m)
With double glazed window to the side and front aspect. Brand new fitted shaker style kitchen with complementary granite effect worktops and matching splashbacks, electric oven, hob with overhead extractor hood and glass splashback, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine and space for fridge freezer.

Bedroom One
11' 1" x 12' 2" (3.38m x 3.70m)
to rear of wardrobes With double glazed window to the rear aspect, single radiator and fitted wardrobes.

Bedroom Two
12' 1" x 8' 9" (3.68m x 2.67m)
to rear of wardrobes With patio door to the conservatory, twin radiator and fitted wardrobes.







Conservatory
15' 0" x 6' 8" (4.57m x 2.03m)
(max) With double glazed windows overlooking the rear garden and two twin radiators.

Bathroom
Brand new bathroom with double glazed window to the side aspect, vanity unit with cabinet below, low level WC with hidden cistern, double walk-in shower enclosure, extractor fan, panelled walls and wall mounted towel rail.

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









18 Birkdale Road

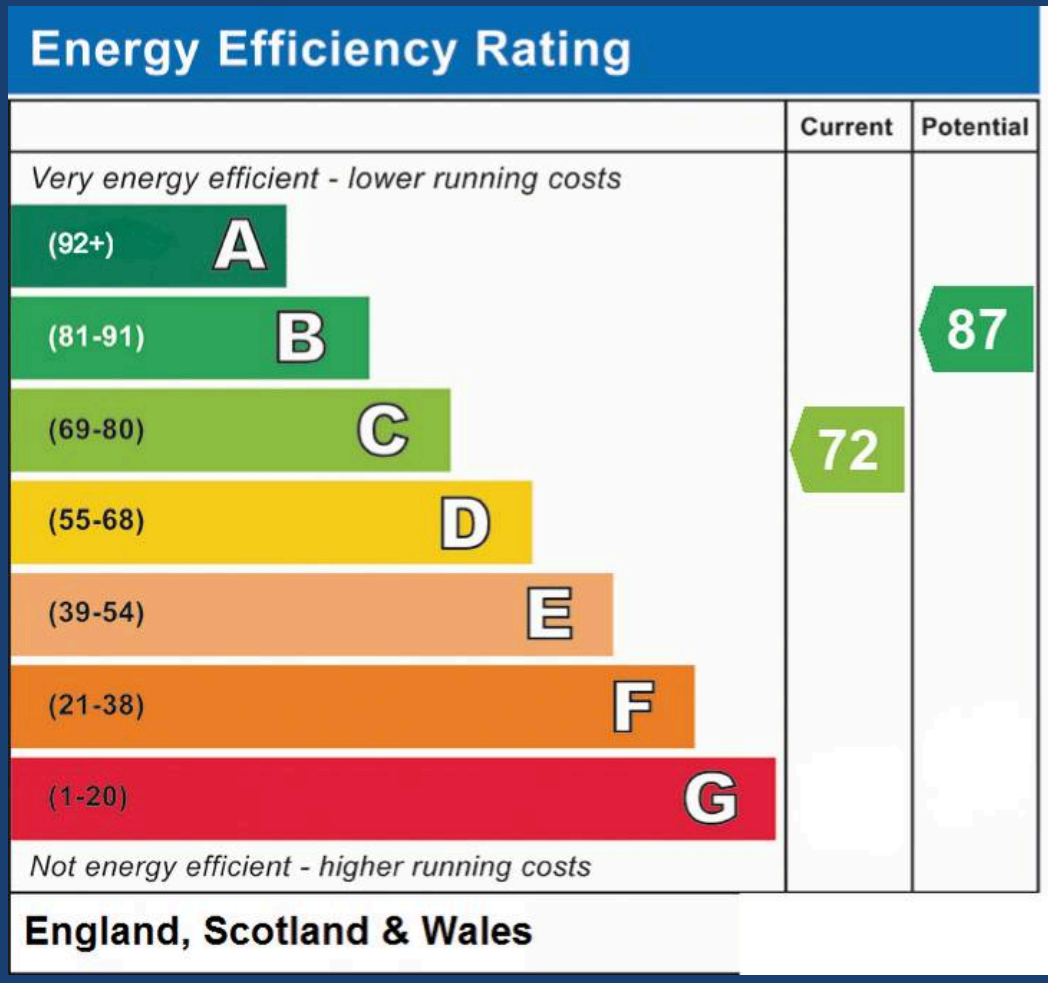
Stockton-On-Tees

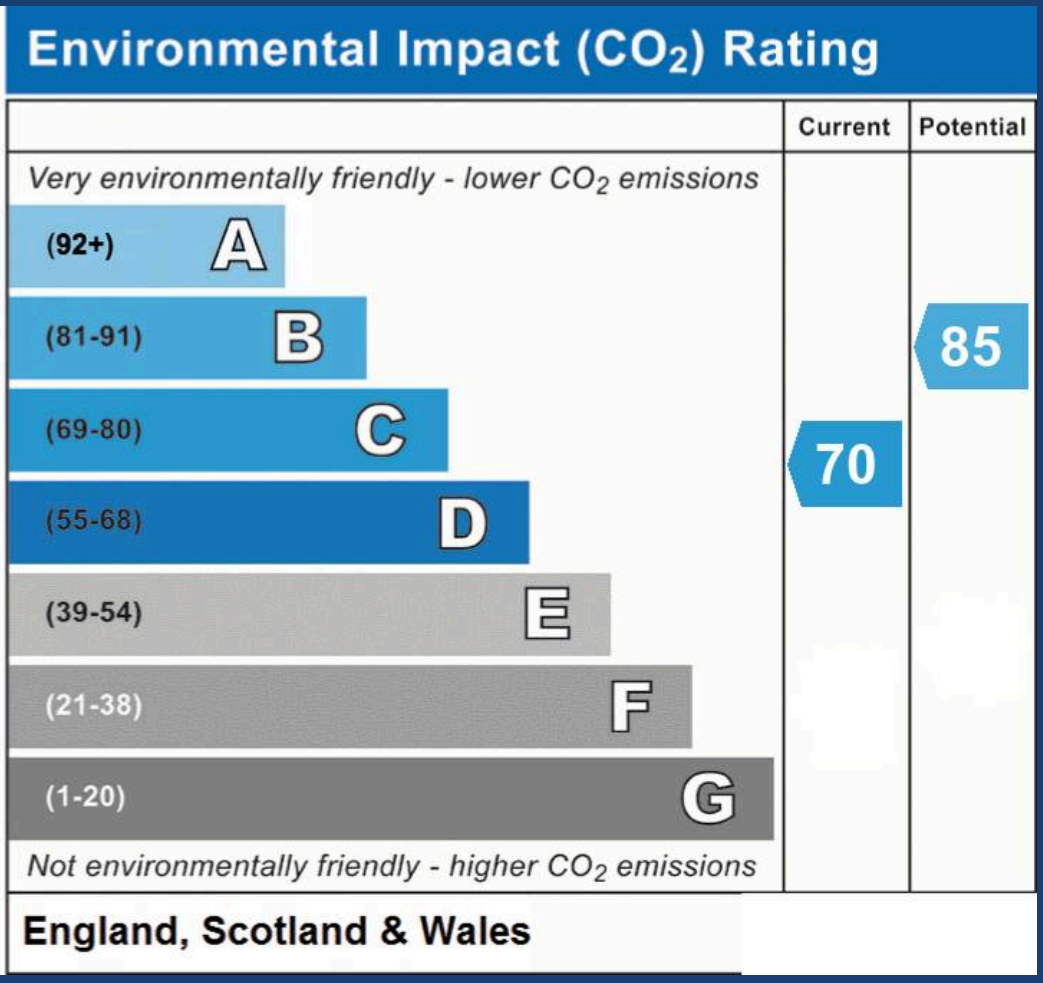
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Michael Poole
SALES · LETTINGS · AUCTIONS





Michael Poole

Michael Poole Estate Agent, 17-18 High Street - TS18 1SP

01642355000

stockton@michaelpoole.co.uk

michaelpoole.co.uk/