



WOW - Immaculately presented throughout this beautiful extended family home has come to the market ready to move straight into with no expense spared. Location is walking distance to Ropner Park and Hartburn Village. Comprising of an entrance hallway with oak staircase, a modern interior lounge, utility room and a fantastic kitchen open plan dining room that is the heart of the home. The kitchen is beautifully designed with a kitchen peninsula and doors leading to the outdoor seating area. The first level offers three good size bedrooms, modern recently updated wet room and separate w/c. The upper level is currently being used a music room with ample storage. Please call Smith & Friends to arrange a viewing as you will not be disappointed.

Ellen Avenue, Stockton-On-Tees, TS18 3QL

3 Bedroom - House - Semi-Detached

£240,000

EPC Rating: E

Tenure: Freehold

Council Tax Band: C



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ENTRANCE VESTIBULE

9' x 3'4 (2.74m x 1.02m)

uPVC front door, double glazed window to side aspect, double glazed window to rear aspect, internal double doors into hallway, stained glass panelled windows.

ENTRANCE HALLWAY

6'2 x 4'6 (1.88m x 1.37m)

Flooring, radiator, stairs to upper level, coved ceiling, internal double doors to vestibule.

LOUNGE

15' x 14'11 (4.57m x 4.55m)

Flooring, Double glazed window to front aspect, full length radiator, fire surround with open fire, coved ceiling, double glazed window to side aspect, radiator.

KITCHEN

25'10 x 13'2 (7.87m x 4.01m)

Open plan kitchen, peninsular, spot lights, coved ceiling, double glazed window to rear aspect, three double glazed skylight windows, aluminium bi fold back doors to side aspect, under floor heating.

UTILITY

8'3 x 8'9 (2.51m x 2.67m)

Coved ceiling, flooring, radiator, Baxi boiler and double glazed double doors to side aspect.

LANDING

15'9 x 2'9 (4.80m x 0.84m)

Split level landing with Oak staircase, stairs to loft room, carpet flooring and radiator.

BEDROOM ONE

11'11 x 14'11 (3.63m x 4.55m)

Double glazed window to front aspect, fire surround, built-in fitted wardrobes, coved ceiling and radiator.

BEDROOM TWO

12'2 x 11'9 (3.71m x 3.58m)

Double glazed window to front aspect, carpet, coved ceiling and radiator.

BEDROOM THREE

10'2 x 9'3 (3.10m x 2.82m)

Two double glazed windows to side aspect, coved ceiling, carpet, radiator and fire surround.

LOFT ROOM

20'4 x 14'8 (6.20m x 4.47m)

Currently used as a music room with two double glazed skylight windows to rear aspect, carpet, radiator and eves storage.

BATHROOM

5'10 x 5'5 (1.78m x 1.65m)

Double glazed window to side aspect, walk-in dual aspect shower, vanity wash hand basin, WC, fully tiled, under floor heating.

SEPARATE WC

2'11 x 5' (0.89m x 1.52m)

Double glazed window to side aspect, vanity wash hand basin, vanity WC, tiled flooring and part tiled walls.



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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.

