



**Brompton Grove, Stockton-On-Tees TS18 5HF**

**welcome to**

## **Brompton Grove, Stockton-On-Tees**

Three-bedroom semi-detached family home in a quiet Hartburn cul-de-sac. Close to amenities, schools and transport. Lounge/diner, kitchen, conservatory, three bedrooms and bathroom. Driveway, garage and enclosed gardens. Early viewing advised.

### **Entrance Porch**

Access to entrance hall

### **Entrance Hall**

Stairs to first floor, radiator

### **Lounge**

28' 5" max x 12' 5" max ( 8.66m max x 3.78m max )  
Window to front, UPVC doors to rear, two radiators,  
log burner

### **Kitchen**

16' 11" x 8' 7" ( 5.16m x 2.62m )  
Window to rear, splash back, oven with gas hob and  
extractor fan, microwave, sink with drainer, radiator,  
UPVC door to rear, splash back, washing machine,  
recess for fridge freezer

### **Conservatory**

12' 9" x 9' 2" ( 3.89m x 2.79m )  
UPVC, brick base

### **Landing**

Window to side, loft access

### **Bedroom 1**

12' 10" x 11' 8" max ( 3.91m x 3.56m max )  
Window to front, radiator, fitted wardrobes

### **Bedroom 2**

12' 8" into wardrobe x 10' 6" ( 3.86m into wardrobe x  
3.20m )  
Window to rear, radiator, fitted wardrobes

### **Bathroom**

Bath with shower, wash hand basin, radiator,  
window to side, splash back, spotlights, extractor fan

### **Wc**

Low level WC, window to side

### **Rear Garden**

Enclosed by timber fence, laid to lawn, patio





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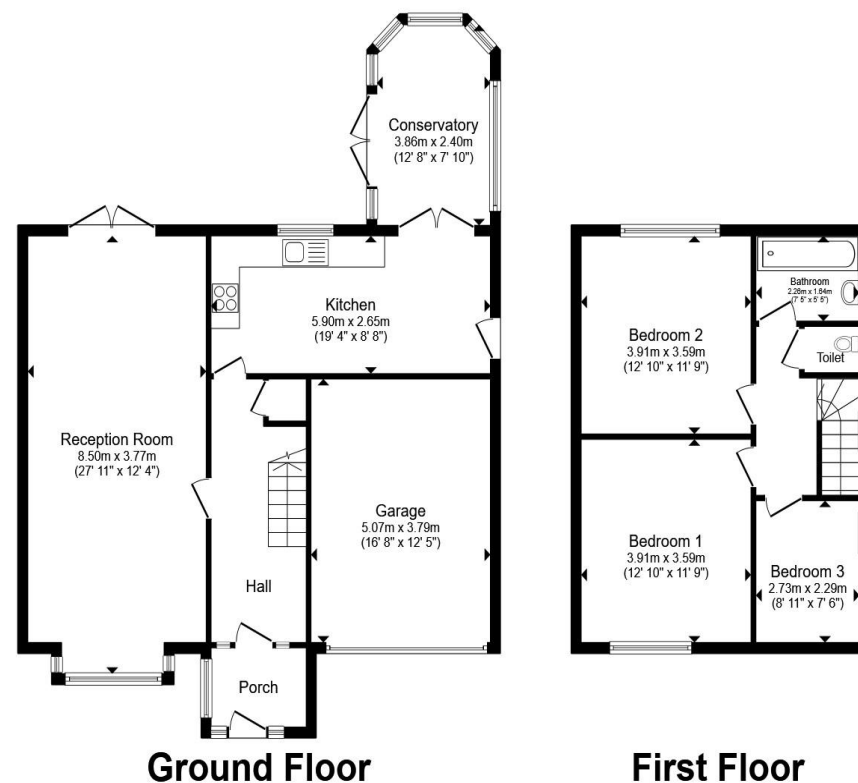
welcome to

## Brompton Grove, Stockton-On-Tees

- CUL-DE-SAC
- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- THREE BEDROOMS
- SEMI-DETACHED

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

offers over  
**£235,000**



Total floor area 136.4 m<sup>2</sup> (1,468 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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