

57 Birkdale Road, Stockton-On-Tees

£170,000

Michael Poole
SALES - LETTINGS - AUCTIONS



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Stockton-On-Tees

A home with potential in sought-after Hartburn! This three-bedroom dormer semi offers a spacious 25ft lounge/diner, driveway and gardens, with scope to modernise and make it your own.

- Three-bedroom semi-detached dormer house
- Popular and established Hartburn location
- Fantastic opportunity to update and personalise
- Generous 25ft open-plan lounge/dining room
- Separate kitchen offering modernisation potential
- Three versatile first-floor bedrooms
- Family bathroom with scope for improvement
- Garage and driveway providing off-road parking
- Front and rear gardens with outdoor potential
- Convenient for Hartburn Village, local schools and Ropner Park

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Set within the ever-popular Hartburn area of Stockton-on-Tees, this three-bedroom semi-detached dormer house offers an exciting opportunity to create a home that truly reflects your own style. With generous living space, a practical layout and gardens to enjoy, it's a property with plenty to offer today and even more potential for tomorrow.

Whilst the property would benefit from some updating and modernisation, it provides a great starting point for buyers looking to put their own stamp on a home without taking on a complete renovation project.

The real surprise is the impressively spacious lounge and dining room, extending to approximately 25 feet in length. This wonderfully versatile living space offers plenty of room for everyday family life, with a comfortable seating area at one end and a dedicated dining space at the other. Whether it's relaxed evenings in front of the television, Sunday lunches with family or entertaining friends, there's room for it all.

The separate kitchen sits towards the rear of the property and, whilst ready for a contemporary makeover, offers the opportunity to introduce your own choice of cabinetry, finishes and appliances. With some imagination, this could become a smart and practical kitchen designed around the way you like to live.

Upstairs, the dormer-style accommodation provides three bedrooms, offering flexibility for a young family, visiting guests or those needing a dedicated home office. The main bedroom is particularly generous, whilst the remaining rooms could be adapted to suit changing needs over time.

A family bathroom completes the accommodation, providing further scope for cosmetic improvement.



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Outside, the property benefits from a lawned front garden and a driveway running alongside the house leading to the detached garage, whilst the rear garden offers a lovely opportunity to create an inviting outdoor retreat. With its lawn, established boundaries and useful space for seating, there's potential for summer barbecues, children's play or simply enjoying a quiet afternoon outdoors.

Hartburn remains one of Stockton's most desirable residential areas, particularly popular with families and buyers who appreciate its established neighbourhoods, local amenities, schools and access to green spaces. Hartburn Village, Ropner Park and Stockton's wider shopping and leisure facilities are all within the surrounding area. For first-time buyers ready to take their next step, growing families looking for more space or anyone who recognises the value of improving a property in a sought-after location, Birkdale Road represents an opportunity well worth exploring. A little imagination, some thoughtful updating and this could become a very lovely home for years to come.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









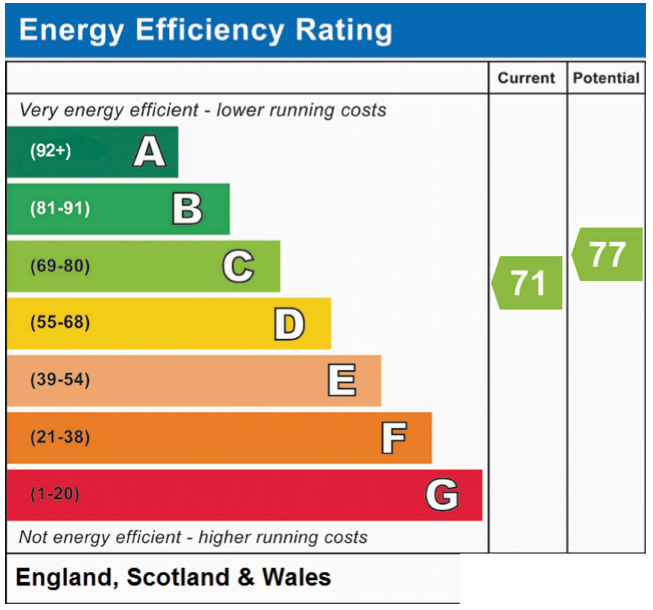


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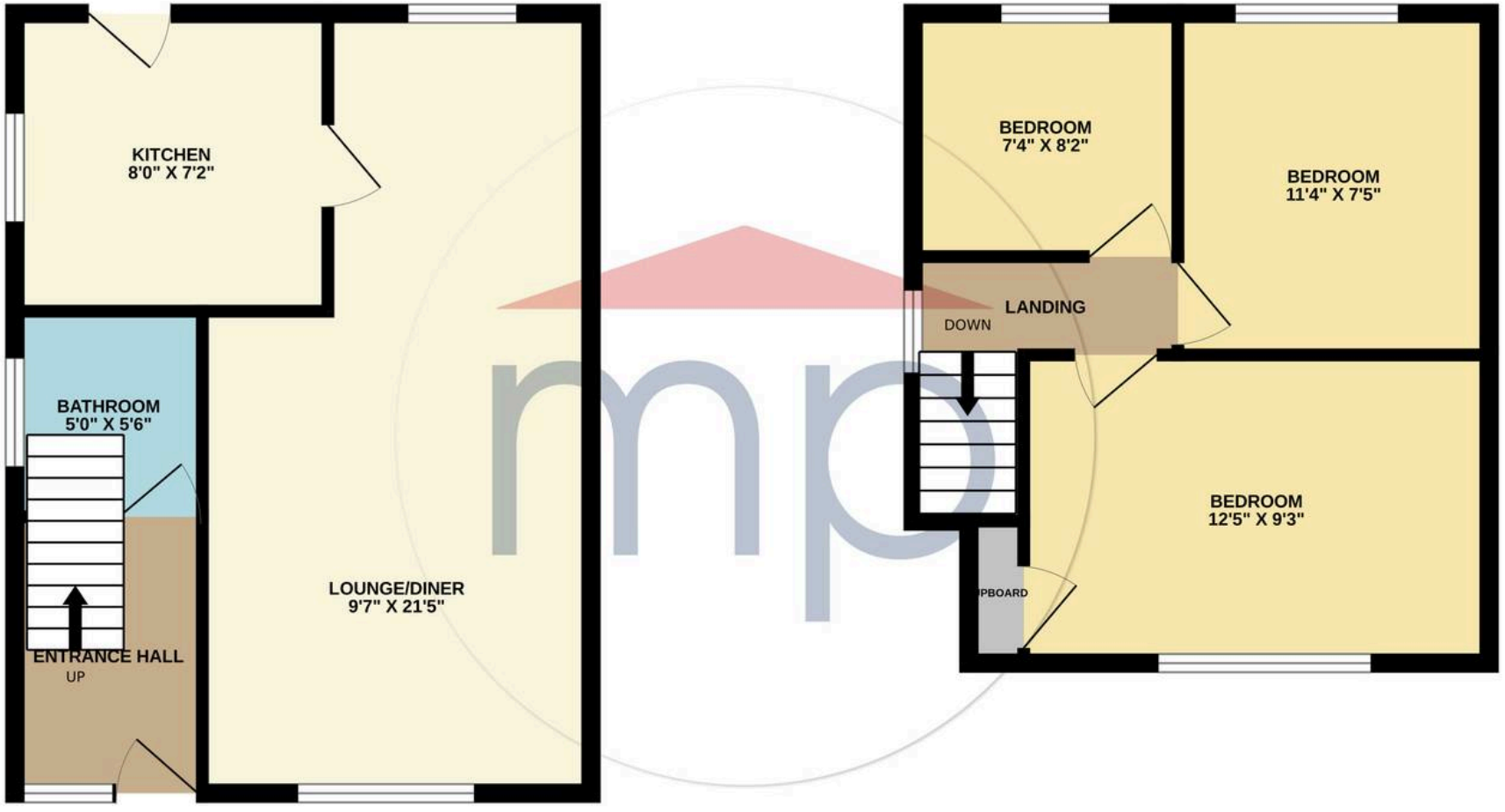






GROUND FLOOR

1ST 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.
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