

LINDEN AVENUE, HARTBURN, STOCKTON-ON-TEES, TS18 4EG



- ▲ Charming Three Bedroom Period Terraced House
- ▲ Stylish & Luxurious with Sophisticated Features
- ▲ Open Plan Design Flowing from Elegant Living Room with Bi-Folds to A Modern Kitchen with Solid Fuel Stove
- ▲ Separate Formal Lounge with Fireplace, Garden Room with Bi-Folds & WC

- ▲ Spacious Walled Courtyard Garden, Perfect for Relaxation & Entertaining
- ▲ Generously Sized Bedrooms, Filled with Natural Light for A Tranquil Retreat
- ▲ Sought-After Area Near Local Amenities & Ropner Park
- ▲ A Perfect Blend of Character & Convenience; Don't Miss Your Chance to Make This Exquisite House Your New Home!

£250,000

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Stunning period terraced house boasting 3 bedrooms and a wealth of charming features. This inviting property exudes a luxurious and sophisticated feel, offering a spacious and stylish living environment. The open-plan layout effortlessly flows from the elegant living room to the modern kitchen, perfect for entertaining guests. The property also benefits from a walled courtyard garden, ideal for relaxing in the fresh air. The bedrooms are generously sized and flooded with natural light, providing a tranquil retreat at the end of the day. Situated in a sought-after location, close to local amenities and Ropner Park, this property offers the perfect blend of character and convenience. Don't miss the opportunity to make this exquisite house your new home.

GROUND FLOOR

STORM PORCH

Entrance door with original side lights and top lights to entrance hall.

ENTRANCE HALL

With mosaic style tiled flooring, staircase to the first floor and under stairs store cupboard.

LOUNGE - 4.5m (14'9") x 4.98m (16'4") into bay

With double glazed bay window to the front aspect, cornice and coving and traditional timber fire surround with stone hearth and inglenook fireplace.

LIVING ROOM OPEN TO BREAKFAST ROOM & KITCHEN - 4.17m x 3.4m (13'8" x 11'2")

With bi-folding doors in the living area and the garden room area opening to the rear garden. Engineered flooring, inglenook fireplace with oak mantel and solid fuel stove, and two traditional school style radiators.

KITCHEN & BREAKFAST ROOM - 7.3m x 2.87m (23'11" x 9'5")

With a generous range of ivory coloured shaker style kitchen units with complementary worktops incorporating a ceramic sink and drainer unit with mixer tap, gas hob with overhead hood, space for American style fridge freezer, integrated dishwasher and washing machine and high level oven. Double glazed window to the rear aspect.

GARDEN ROOM - 2.4m x 2.8m (7'10" x 9'2")

With half vaulted ceiling with Velux window light, bi-fold doors to the rear garden, engineered flooring, fitted media cabinets and access to the ground floor cloakroom/WC.

TO VIEW: Tel: 01642 355000

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CLOAKROOM/WC

With low level WC, vanity unit with cabinet below and towel rail.

FIRST FLOOR

LANDING

With coving to ceiling.

BEDROOM ONE - 5m x 4.2m into bay (16'5" x 13'9" into bay)

With double glazed bay window to the front aspect, radiator, fitted wardrobes, coving to ceiling and cast iron original fireplace with pictorial inserts and hearth.

BEDROOM TWO - 4.04m x 3.7m (13'3" x 12'2")

With double glazed window to the rear aspect, radiator and built-in cupboards to alcove.

BEDROOM THREE - 2.57m x 2.1m (8'5" x 6'11")

With double glazed window to the front aspect, coving to ceiling and single radiator.

BATHROOM

With double glazed window to the rear aspect, panelling to lower walls, freestanding roll top claw foot bath, low level WC, pedestal wash hand basin, shower cubicle and radiator.

EXTERNALLY

GARDENS

Externally there is a forecourt front garden and an enclosed low maintenance rear courtyard style garden with astro turf and stone paving.

AGENTS REF: - LJ/LS/STO240695/20032025

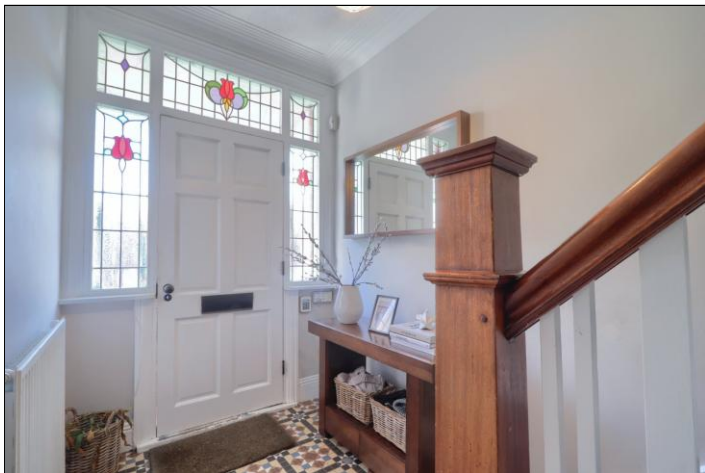
Council Tax Band: C **Tenure:** Freehold

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GROUND FLOOR

1ST FLOOR



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