

HARLSEY ROAD, HARTBURN, STOCKTON ON TEES, TS18 5DQ



- ▲ Detached House with Elegant Character
- ▲ Cottage Style Breakfast Kitchen
- ▲ Lounge, Dining Room, Utility & WC

- ▲ Walking Distance to Hartburn Village, Shops & School
- ▲ Off Road Parking, Courtyard & Cottage Garden
- ▲ No Onward Chain

£270,000

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A stone's throw to Hartburn Village, this elegant home brims with character and charm and boasts a cottage garden, private courtyard, and cottage style kitchen/diner.

The accommodation flows in brief; vestibule, entrance hall, living room, dining room, breakfast kitchen, utility, WC, landing, two bedrooms, a third occasional bedroom and bathroom.

Externally to the front and side of the property there are gardens, off road parking and to the rear is a private courtyard.

GROUND FLOOR

RECEPTION VESTIBULE - Timber period entrance door to reception vestibule with tiled floor, dado rail and stained glass vestibule door with top light to entrance hall.

ENTRANCE HALL - With dado rail, single radiator, cupboard under stairs and staircase to the first floor.

LIVING ROOM - 3.63m (11'11") x 4.17m (13'8") into alcove and bay
With double glazed window to the side aspect, double glazed bay window to the front aspect, twin radiator, dado rail, cornicing to ceiling and Adam style fireplace with marble back and hearth and living flame gas fire.



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DINING ROOM - 3.6m (11'10") into alcove x 3.35m (11') into bay

With double glazed bay window to the side aspect, twin radiator, dado rail, coving to ceiling and inglenook style fireplace with wooden surround and tiled hearth.

KITCHEN DINER - 4.6m x 3.68m (15'1" x 12'1")

With black slate tiled floor, double glazed windows to the side aspect, two twin radiators, and vaulted window lights with Velux windows. Shaker style kitchen units in ivory colour with complementary granite worktops incorporating a one and a half bowl stainless steel sink with routed drainer and mixer tap. Range cooker with overhead extractor hood, integrated slimline dishwasher, integrated fridge freezer, wine rack and glass display unit.

UTILITY LOBBY - With double glazed window to the side aspect, stable door to the rear courtyard garden, plumbing for washing machine, shaker style ivory kitchen units with complementary granite worktops, single radiator, Cloakroom/WC cupboard and store cupboard.

GROUND FLOOR CLOAKROOM/WC - With double glazed window to the rear aspect, tiled floor, wash hand basin and low level WC.

FIRST FLOOR

LANDING - With double glazed window to half landing level, single radiator, and loft access.

BEDROOM ONE - 3.63m (11'11") (max) into alcove and to rear wardrobes x 2.74m (9')

With double glazed window to the side aspect, radiator and fitted wardrobes.

BEDROOM TWO - 2.54m (8'4") x 3.25m (10'8") to front of chimney breast

With double glazed window to the front and side aspect, single radiator and fitted wardrobe.

ADJOINING OCCASIONAL BEDROOM/HOME OFFICE - 3.6m x 2m (11'10" x 6'7")

With double glazed window to the side aspect, single radiator and fitted wardrobe.

BATHROOM - With double glazed window to the side aspect, spotlights to ceiling, Victorian style wash hand basin, low level WC, side panelled P' shaped bath with shower and screen, tiled floor, part tiled walls and twin radiator.

EXTERNALLY

GARDENS & PARKING - Externally to the front and side of the property there are gardens, off road parking and to the rear is a private courtyard.

AGENTS REF: - LJ/LS/STO210383/06062022

Council Tax Band: C

Tenure: Freehold



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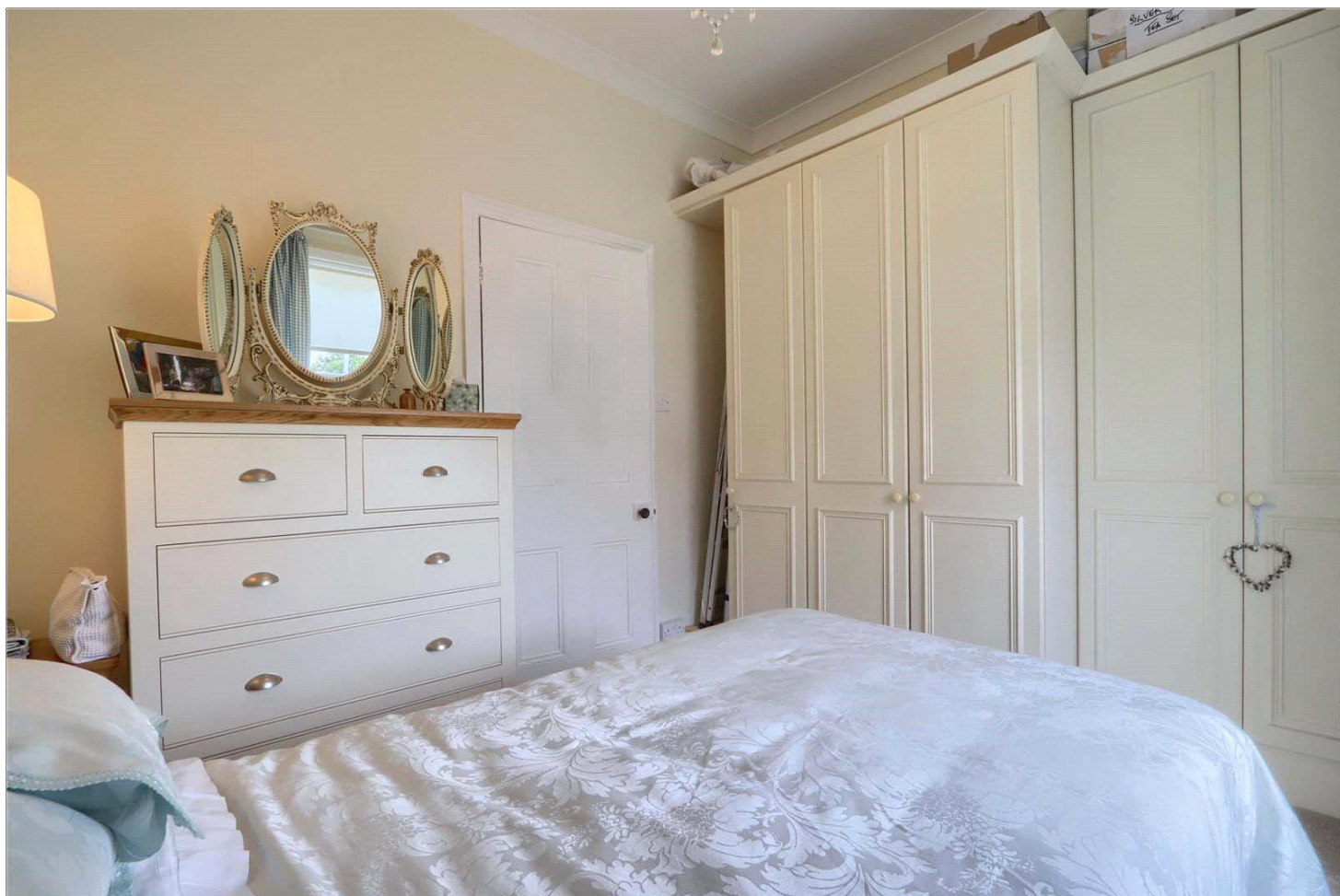
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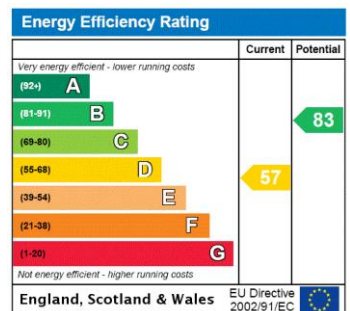
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