

ELLEN AVENUE, HARTBURN, STOCKTON-ON-TEES, TS18 3QL



- ▲ Large Two Bedroom Victorian Detached
- ▲ Stunning From Top to Bottom
- ▲ Private Garden & Off Road Parking
- ▲ Double Glazing & Gas Central Heating

- ▲ Two Receptions, Conservatory & Kitchen Diner
- ▲ Open Fireplace, Bags of Character & Period Features

£210,000

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A truly beautiful Victorian detached house occupying a leafy position in Hartburn and a stone's throw to Ropner Park. This stunning house has been very much loved, has bags of period features and is beautifully presented. Worthy of a special mention is the private garden and generous off road parking.

The accommodation flows in brief, reception hall, lounge, dining room, recording studio, kitchen diner, conservatory, two double bedrooms and bathroom.

GROUND FLOOR

LOUNGE - 4.27m (14') excluding bay x 3.9m (12'10")

With double glazed bay window to the front aspect and double glazed window to the side aspect, corning, picture rail, deep skirting boards, wooden ornate fire surround with pictorial inserts, open fire, and hearth.

DINING ROOM - 4.22m x 2.6m (13'10" x 8'6")

With double glazed window to the front aspect, radiator, open inglenook style fireplace with ornate wooden surround, under stairs cupboard currently used as a recording studio, radiator and open to the breakfast kitchen.



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CONSERVATORY - 3.7m x 2.87m (12'2" x 9'5")

With double glazed windows and French doors overlooking the rear garden and radiator.

L' SHAPED BREAKFAST KITCHEN - 3.76m x 3.73m (max) (12'4" x 12'3" (max))

With double glazed window to the rear aspect, access to the garden and conservatory, tiled floor, and two radiators. Fitted kitchen with breakfast bar, space for range cooker, stainless steel sink and drainer unit, and plumbing for washing machine.

FIRST FLOOR

BEDROOM ONE - 4.27m x 3.9m (14' x 12'10")

With double glazed window to the front aspect, radiator, and built-in cupboard with window to the front aspect.

BEDROOM TWO - 4.24m x 2.57m (13'11" x 8'5")

With double glazed window to the front aspect and radiator.

BATHROOM - With double glazed window to the rear aspect, side panelled bath with shower over, pedestal wash hand basin, low level WC, and chrome heated towel rail.

EXTERNALLY

GARDENS & PARKING - Externally the property sits on a corner plot which offers generous parking to the front along with a forecourt garden and to the side and rear there is a hedged private garden with shaped lawn, patio, planting, and private seating area with garden shed.

AGENTS REF: - LJ/LS/STO220685/28092022

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

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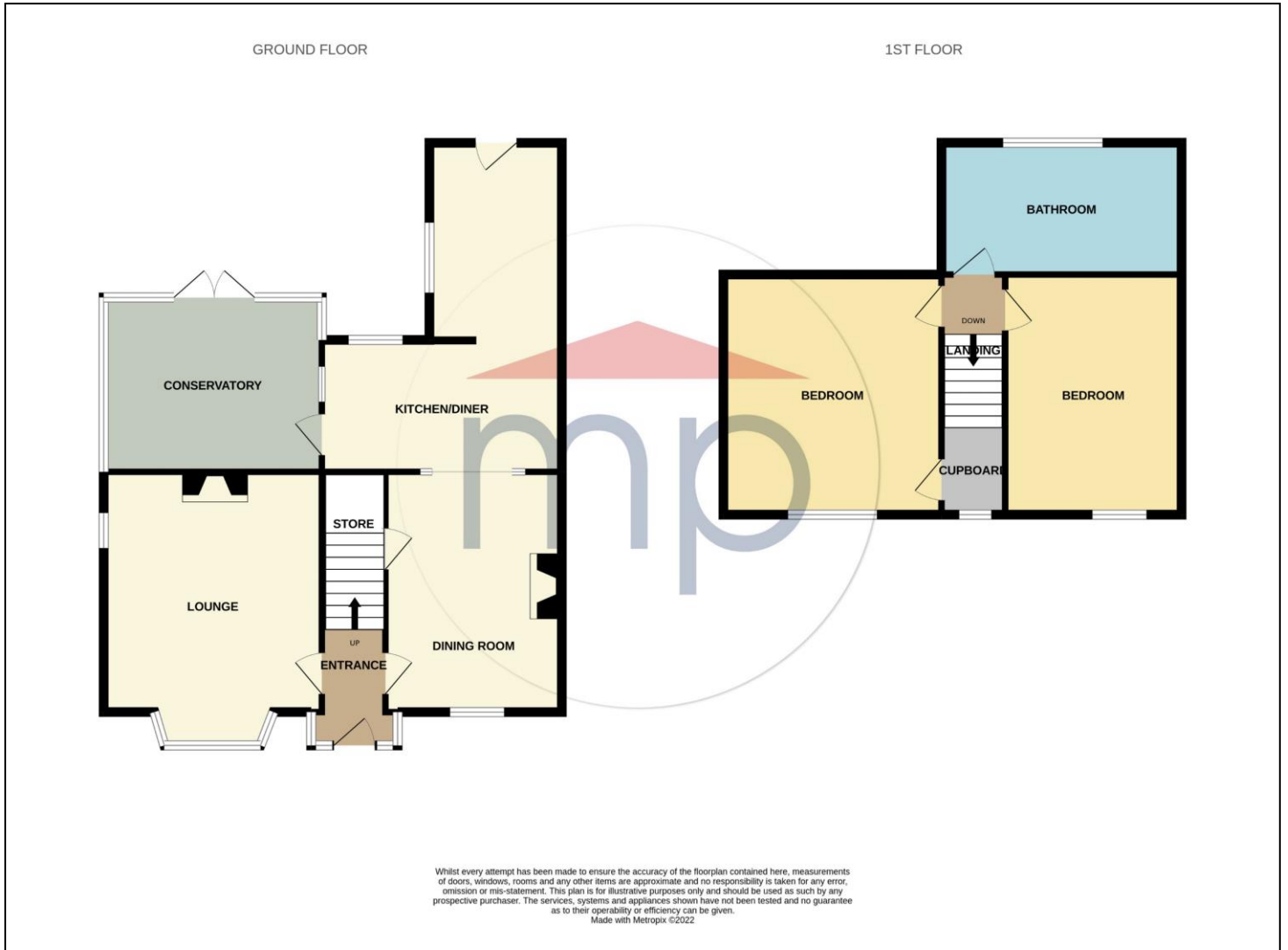
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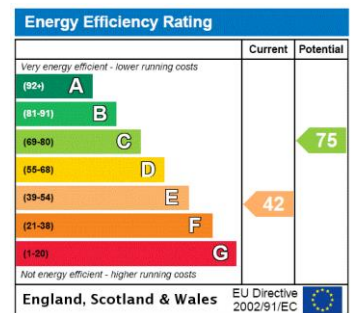
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