

**ROPNER AVENUE, HARTBURN, STOCKTON-ON-TEES, TS18 4HG**



- ▲ Semi-Detached Dormer Bungalow
- ▲ One Ground Floor Bedroom & Bathroom
- ▲ Two First Floor Bedrooms & Toilet
- ▲ Hartburn Cul-De-Sac Position

- ▲ Front & Rear Gardens
- ▲ Modernisation Required
- ▲ Long Driveway & Detached Garage
- ▲ No Onward Chain

**£170,000**

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This 2/3 bedroom dormer bungalow is offered with no onward chain and provides a brilliant opportunity for someone to put their mark on a forever home.

The accommodation flows in brief, entrance hall, lounge/dining room, kitchen, conservatory, ground floor bedroom and bathroom. To the first floor are two further bedrooms and toilet which offers en-suite potential.

Externally there is a front garden, a long drive leading to a detached garage and an enclosed rear garden.

### **GROUND FLOOR**

**ENTRANCE HALL** - Double glazed door and window to the side aspect, staircase to the first floor, single radiator, cupboard under stairs and built-in clock cupboard.

**LOUNGE/DINING ROOM** - 7.21m x 3.48m (max) (23'8" x 11'5" (max))

With double glazed window to the front aspect, double glazed patio door to conservatory, two twin radiators, and tiled fire surround with matching hearth and electric fire.



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**KITCHEN - 1.9m x 3.15m (6'3" x 10'4")**

With double glazed window to the rear aspect, door to the side aspect, kitchen wall, drawer, and floor units with worktops incorporating a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, gas point for cooker, space for fridge freezer, tiled splashbacks, and wall mounted boiler.

**GROUND FLOOR BEDROOM - 3.07m x 3.35m (10'1" x 11')**

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

**BATHROOM** - With double glazed window to the side aspect, pedestal wash hand basin, low level WC, side panelled bath, heated towel rail and tiling to lower walls.



**FIRST FLOOR**

**LANDING** - With loft access and built-in cupboard.

**BEDROOM ONE - 4.8m x 2.74m (max) (15'9" x 9' (max))**

With double glazed window to the front aspect, single radiator, and vanity unit with cabinet below.

**BEDROOM TWO - 3.18m x 2.5m (10'5" x 8'2")**

With double glazed window to the side aspect, twin radiator, access to eaves, and pedestal wash hand basin.

**EN-SUITE WC** - With low level WC and single radiator. Offering great potential to offer an en-suite.



**EXTERNALLY**

**GARDENS & GARAGE** - Externally there is a front garden, a long drive leading to a detached garage and an enclosed rear garden.

**AGENTS REF:** - LJ/LS/STO240019/21032024

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

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A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads "Michael Poole property consultants". The windows are lit up and display various property listings. The text "Do you have a property you need to sell before you can buy?" is overlaid on the image.

Do you have a property you need to sell before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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