

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



- ▲ Stunning Semi-Detached Dormer Bungalow
- ▲ Extended Garden Room onto the Breakfast Kitchen
- ▲ Hartburn Cul-De-Sac Position
- ▲ Beautiful Private South Facing Garden

- ▲ Gas Central Heating, Double Glazing & Solid Fuel Stove
- ▲ Two Double Bedrooms, Bathroom & En-Suite
- ▲ Long Driveway & Detached Garage

£250,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This bright and exceptionally presented semi-detached dormer bungalow with an extended kitchen/diner, inglenook fireplace with solid fuel stove and en-suite is going to be very easy to move straight into. It has a beautiful south facing private garden with a detached garage and driveway.

The accommodation flows in brief, large reception hall, living room, kitchen/diner, and bathroom. To the first floor are two double bedrooms and en-suite.

Externally there is a front garden, a long driveway leading to a detached garage and the rear garden is stunning, faces south and is very private.

GROUND FLOOR

RECEPTION HALL - 4.65m x 3.05m (15'3" x 10')

With double glazed window to the front aspect, double glazed door and side light to the side aspect, Bamboo flooring, twin radiator, single radiator, and large storage cupboard under stairs.



TO VIEW: Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk





LIVING ROOM - 7.34m x 3.58m (24'1" x 11'9")

With double glazed window to the front aspect, two single radiators, double glazed patio door to rear garden, and inglenook fireplace with tiled hearth and oak mantel with solid fuel stove.

DINING KITCHEN OPEN TO GARDEN ROOM - 5.87m x 3.2m (max) (19'3" x 10'6" (max))

(max)

With double glazed window to the side aspect, double glazed French doors with side lights to the rear aspect, Velux window light to half vaulted ceiling, modern chrome vertical radiator, and Bamboo flooring. Fitted floor and drawer units with complementary Quartz effect worktops, ceramic sink and drainer unit with mixer tap, gas hob with overhead hood, double oven, plumbing for washing machine, and integrated fridge.



GROUND FLOOR BATHROOM -

With double glazed window to the side aspect, corner bath, shower cubicle, low level WC, pedestal wash hand basin, single radiator and tiling to lower walls and splashbacks.

FIRST FLOOR

LANDING - With built-in wardrobe.

BEDROOM ONE - 3.7m x 3.07m (12'2" x 10'1")

With double glazed window to the side and rear aspect, single radiator, and storage to eaves.

EN-SUITE SHOWER ROOM -

Comprising shower cubicle, low level WC, vanity unit with cabinet below, and double-glazed window to the side aspect.

BEDROOM TWO - 4.5m x 3.23m (14'9" x 10'7")

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



EXTERNALLY

GARDENS & GARAGE - Externally there is a front garden, a long driveway leading to a detached garage and the rear garden is stunning, faces south and is very private.

AGENTS REF: - LJ/LS/STO240021/30012024

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

TO VIEW: Contact our Stockton office on
Tel: 01642 355000

TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk





TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



TO VIEW: Tel: 01 642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions

ROPNER AVENUE, TS18 4HG



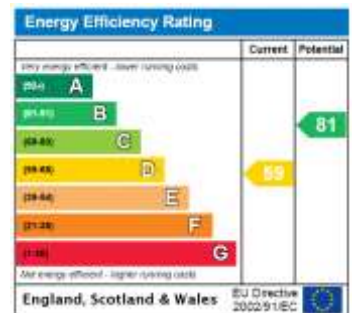
TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Stockton Office on Tel: **01642 355000**
 17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP