

# BROMLEY ROAD, HARTBURN, STOCKTON-ON-TEES, TS18 4HE



- ▲ Outstanding Extended Four Bedroom Traditional Semi Detached
- ▲ Extended To the Side & Rear to Create an Excellent Family Size House
- ▲ Excellent Hartburn Location
- ▲ Stunning Open Plan Kitchen/Breakfast/Living Area

- ▲ Two Reception Rooms
- ▲ Double Width Block Paved Driveway & 17ft Integrated Garage
- ▲ Well Planned Rear Garden
- ▲ Four Good Size Bedrooms & Modern Bath/Shower Rooms

**£310,000**

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More than meets the eye! External appearances can deceive when it comes to size, and this example of a four-bedroom property falls into that category.

The current owners of this striking traditional style semi have created a fabulous family home whilst still retaining some of the character you might expect for a property of this era.

Comprising entrance hall, front lounge with cast iron fireplace, dining room and the real show piece of the property is the extended living/kitchen/breakfast area with modern units, large centre island and multi stove burner. The first floor has three double bedrooms, roomy single and two fantastic modern bath/shower rooms. Outside there is a double width block paved driveway, integrated garage, and well planned tiered garden.

Other features include an enormous loft space that could be converted into further living space (subject to planning and building regulations), gas central heating, UPVC double glazing and is within close reach of Ropner Park, good schooling and amenities.

### **GROUND FLOOR**

**ENTRANCE HALL** - UPVC double glazed entrance door with glass inlay to a spacious entrance hall with staircase to the first floor with oak topped banister, woodgrain effect laminate flooring, radiator, under stairs storage cupboard and thermostat heating control.

**LOUNGE - 3.89m (12'9") into bay window x 3.9m (12'10") into alcove**  
With radiator and pictorial cast iron gas fire in wood surround with marble hearth.

**DINING ROOM - 3.86m (12'8") x 3.4m (11'2") into alcove**  
With radiator and UPVC door to the rear garden.

**OPEN PLAN BREAKFAST KITCHEN/LIVING ROOM - 6.68m (21'11") (max) x 5.6m (18'4") (max)**

Very much the heart of the home featuring modern shaker design wall, drawer, and floor units with central island breakfast bar, wood effect work surface, four ring induction hob with brushed steel electric extractor fan over with glass inlay, double integrated electric oven, plumbing for washing machine, multi fuel log burning stove, large tiled flooring, three Velux windows, LED downlights, internal access to the garage and UPVC French doors open to the rear garden.

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

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## FIRST FLOOR

**LANDING** - With access to the fully boarded loft.

**LOFT** - 7.57m (24'10") x 4.72m (15'6") with reduced head height

With Velux window, power supply and light and could create some further living space subject to the relevant planning and building regulations.

**BEDROOM ONE** - 4.11m (13'6") x 3.48m (11'5") into wardrobes and alcoves

With radiator, woodgrain effect laminate flooring and built-in wardrobes.

**BEDROOM TWO** - 3.56m (11'8") x 3.48m (11'5") into wardrobes and alcoves

With woodgrain effect laminate flooring and built-in wardrobes.

**BEDROOM THREE** - 3.53m x 2.46m (11'7" x 8'1")

With radiator.

**BEDROOM FOUR** - 2.41m (7'11") (max) x 2.29m (7'6") (max)

With woodgrain effect laminate flooring and radiator.

**FAMILY BATHROOM** - Fitted with a modern three-piece suite comprising mosaic tiled bath with shower over, wash hand basin with mosaic tiled splashback, WC, art deco style radiator, mosaic tiled flooring and airing cupboard housing the combination boiler.

**SHOWER ROOM** - Fitted with a white three-piece suite comprising double walk-in shower cubicle with electric shower over, wash hand basin with mixer tap and tiled splashback, WC, tiled flooring and radiator.

## EXTERNALLY

**GARAGE** - 5.4m x 2.5m (17'9" x 8'2")

To the front there is a double width block paved driveway leading to an integrated garage with roller door, power supply and light.

**REAR GARDEN** - Side gated access leads to the well-planned two tiered rear garden with lawn, mature flower borders, gravelled patio area, shed, and outside tap.

**AGENTS REF:** - MH/LS/STO240125/23022024

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

**TO VIEW:** Contact our Stockton office on

Tel: 01642 355000





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GROUND FLOOR  
896 sq.ft. (83.2 sq.m.) approx.

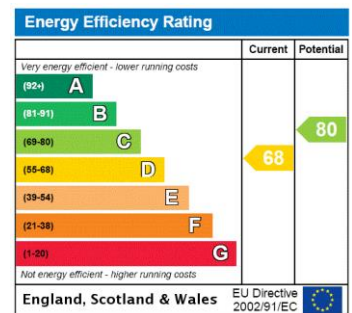
1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.

2ND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.

TOTAL FLOOR AREA: 1928 sq.ft. (179.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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