

AUSTIN AVENUE, HARTBURN, STOCKTON-ON-TEES, TS18 3QN



- ▲ Stunning Edwardian Four Bed Semi
- ▲ Heaps of Character & Bags of Period Features
- ▲ Two Receptions, Kitchen/Diner & Utility

- ▲ Off Road Parking & Detached Garage with Hayloft Above
- ▲ Private Low Maintenance Garden (Not Overlooked)
- ▲ Hartburn Position
- ▲ A Stone's Throw to Ropner Park

£280,000

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This majestic Edwardian property has been hugely improved by the current owner.

If you are looking for that unique four+ bed forever home in Hartburn, this should be top of your list to view.

The accommodation flows in brief, vestibule, reception hall, lounge, dining room, kitchen/diner, utility, WC, four bedrooms, bathroom and two loft rooms.

GROUND FLOOR

ENTRANCE VESTIBULE - Entrance door to entrance vestibule with inner door to the entrance hall.

ENTRANCE HALL - With hardwood flooring, oak banister, and staircase to the first floor with under stairs cupboard, coving to ceiling, radiator, and original door with glazed light to storage lobby housing the combination boiler.

LIVING ROOM - 4.4 m(14'5") x 3.96m (13') excluding bay
With double glazed window to the side aspect and double glazed bay window to the front aspect, solid wood flooring, feature fireplace with cast iron living flame gas fire, large radiator, picture rail and coving.

DINING ROOM - 3.89m x 3.58m (12'9" x 11'9")
With hardwood flooring, radiator, French doors to the rear garden, double glazed window to the side aspect, coving to ceiling and cast iron fireplace.

KITCHEN DINER - 5.36m x 3.58m (17'7" x 11'9")
With double glazed windows and French doors to the rear aspect, laminate flooring, twin radiator, shaker style cream kitchen units with complementary worktops, tiled splashbacks, space for range cooker, stainless steel sink and drainer unit, and plumbing for dishwasher.

UTILITY - With double glazed window to the rear aspect, heated towel rail, plumbing for washing machine, space for dryer, and wall mounted cupboards.

CLOAKROOM/WC - With low level WC and double glazed window to the rear aspect.

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

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FIRST FLOOR

LANDING - With continuation of oak banister with iron spindles, storage cupboard and access to the loft space.

BEDROOM ONE - 3.96m x 3.58m (13' x 11'9")

With two double glazed windows, one to the side and one to the rear aspect, and radiator.

EN-SUITE SHOWER ROOM - With double glazed window to the side aspect, chrome heated towel rail, low level WC, corner shower cubicle and tiled walls.

BEDROOM TWO - 3.89m (12'9") x 3.45m (11'4") to rear of wardrobes

With two double glazed windows, one to the front and one to the side aspect, radiator and modern fitted wardrobes.

BEDROOM THREE - 3.58m x 2.97m (11'9" x 9'9")

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

BEDROOM FOUR - 2.67m x 2.06m (8'9" x 6'9")

With double glazed window to the front aspect and radiator.

BATHROOM - With double glazed window to the rear aspect, tiled walls, P' shaped bath with drench style shower over, vanity unit with cabinet below, low level WC, heated towel rail, fitted mirror and spotlights to the ceiling.

LOFT AREA - Accessed via fixed stairs leading to two further rooms.

LOFT ROOM ONE - 5.1m x 2.74m (16'9" x 9')

With Velux window to the rear aspect and leading to loft room two.

LOFT ROOM TWO - 5m x 2.84m (16'5" x 9'4")

EXTERNALLY

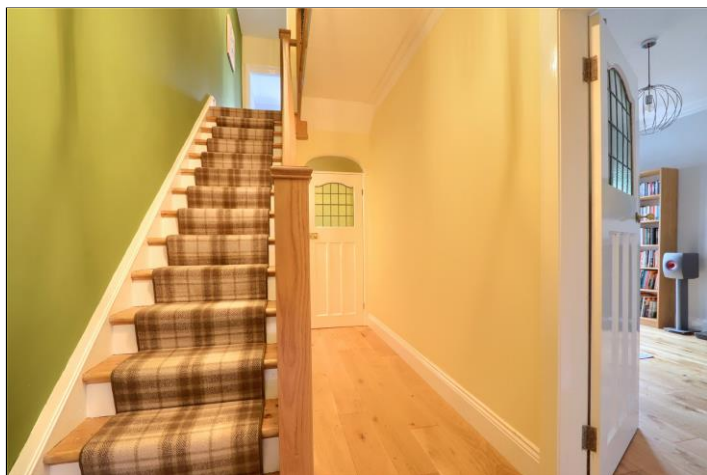
PARKING & GARDENS - Externally there is generous parking and a detached garage with hay loft above. All low maintenance gardens, cast iron railing and gate to the front wall. The rear garden is block paved and offers further parking adequate for motorhome or caravan.

DETACHED GARAGE - Large separate structure with hay loft above which is ripe for further conversion.

AGENTS REF: - LJ/LS/STO240196/03042024

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

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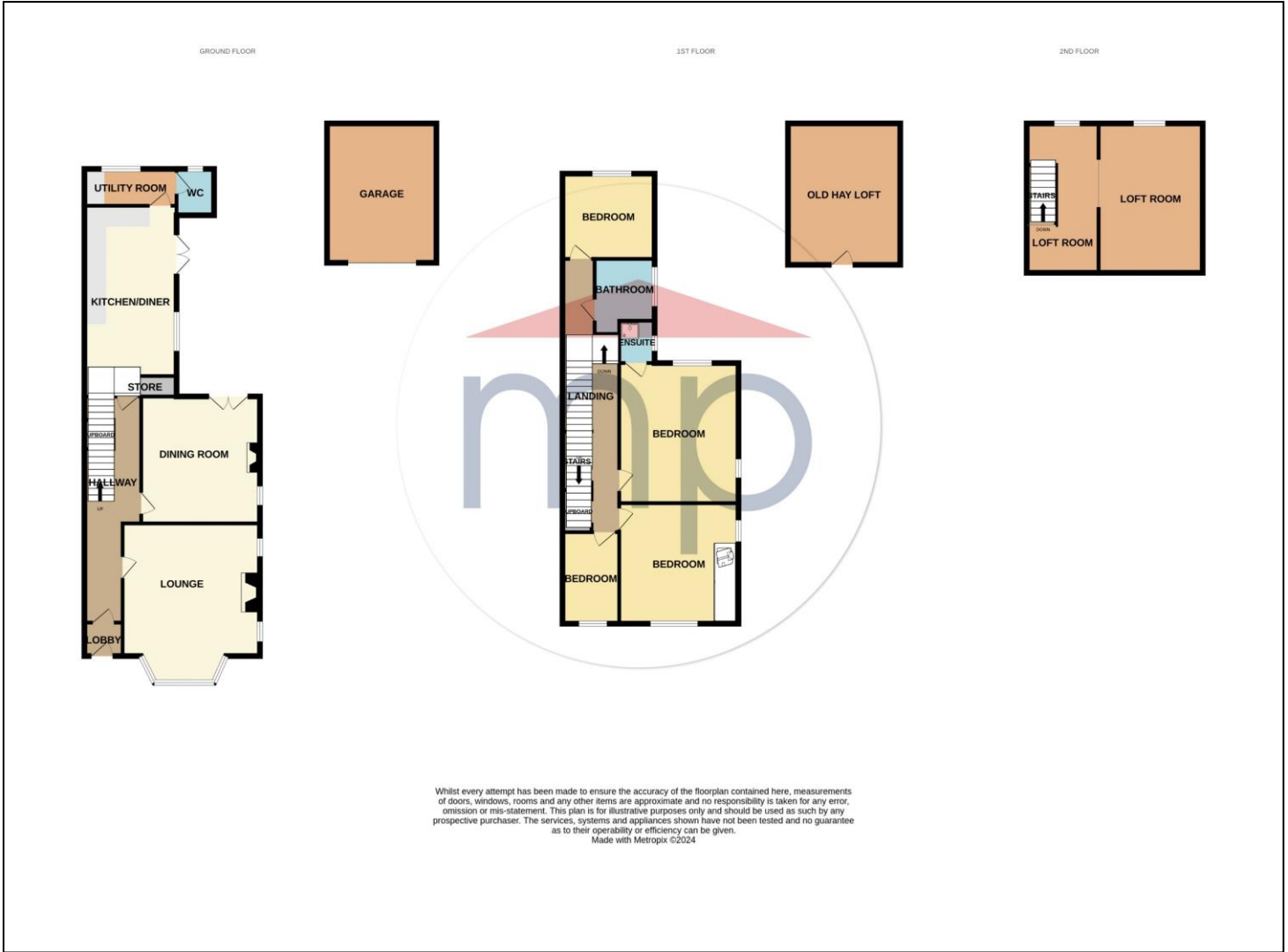


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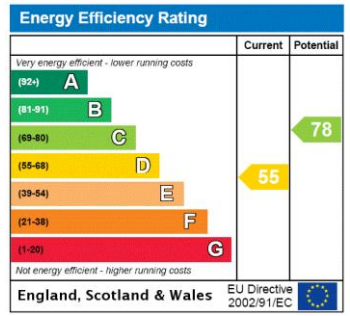
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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