

DARLINGTON ROAD, HARTBURN, STOCKTON-ON-TEES, TS18 5EY



- ▲ Handsome 1930's Semi Detached House
- ▲ Still Regarded by Many as One of Stockton's Best Addresses
- ▲ Substantial Family Sized Interior
- ▲ Large Southerly Facing Rear Garden
- ▲ Pond & Waterfall, Two Greenhouses, Wildflower Area, Plenty of Space for Fruit & Veg Growing
- ▲ Two Reception Rooms, Conservatory & Beautiful Breakfast Kitchen
- ▲ Four Generous Bedrooms, En-Suite & Bathroom
- ▲ Detached Garage with Automatic Door & Ample Car Parking
- ▲ The Property Has Recently Undergone a Re-Wire & A New Heating System Installed

£475,000

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This charming, prominent residence is set within the southern fringe of Hartburn and is a fine example of a 1930's bay fronted semi. Sitting very nicely on a south facing mature garden plot, inside and out this home offers pretty much everything required for a family home.

GROUND FLOOR

ENTRANCE PORCH - Part glazed entrance door and delightful original connecting door with coloured stained glass, leaded inserts and matching side panels into ...

ENTRANCE HALL - Two feature side facing coloured stained glass and leaded windows. Staircase to first floor with cupboard below. Radiator and delft rack.

FRONT LOUNGE - 4.75m (15'7") into depth of bay window x 4.4m (14'5") into depth of chimney breast alcoves
Open fire with ceramic tiled hearth and matching surround. Two radiators. Ceiling cornice and picture rail.

DINING ROOM - 4.57m (15') x 4.06m (13'4") into depth of chimney breast alcoves

Glazed door opens onto the rear garden. Radiator. Ceiling cornice and picture rail.

KITCHEN/BREAKFAST ROOM - 4.14m x 8.15m (13'7" x 26'9")

With bay window, three further side windows and French doors to the conservatory. Drawer, floor and larder cupboards with oak work surfaces and breakfast bar. Single drainer one and a half bowl sink unit. Appliances include high level Bosch oven, grill, microwave and warming drawer, gas hob with hood and integrated dishwasher, freezer and high level fridge. Two radiators.

UTILITY/WC - Low level WC, vanity unit, windows to side and rear aspects, integrated washing machine, radiator and boiler.

CONSERVATORY - UPVC double glazed conservatory with a pleasant southerly facing rear garden aspect and double glazed door.

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

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FIRST FLOOR

LANDING - Built-in linen cupboard. Access to loft space with pull down ladder.

BEDROOM ONE - 4.9m (16'1") into depth of bay window x 4.4m (14'5") into depth of alcoves

Open fire with ceramic tiled surround. Radiator.

BEDROOM TWO - 4.57m (15') x 4.06m (13'4") into depth of alcoves

Open fire with ceramic tiled surround. Built-in wardrobe. Radiator.

BEDROOM THREE - 4.65m (15'3") into depth of wardrobe x 3.5m (11'6")

Radiator.

EN-SUITE - Double shower unit, WC, vanity unit, towel rail, velux window, extraction fan and spotlights.

BEDROOM FOUR - 2.57m (8'5") x 2.57m (8'5") into depth of fitted wardrobes.

Radiator.

BATHROOM - White suite comprising panelled bath, pedestal wash hand basin, WC and shower cubicle. Tiled walls. Towel rail. Built-in cupboards.

EXTERNALLY

PARKING & GARAGE - A long driveway provides parking for several cars and leads to a detached brick built garage with pitched and tiled roof and automatic door.

GARDENS - Gravelled front garden for further parking and turning space. Side access leads to a generous southerly facing rear garden measuring approximately 145ft in length from the dining room door to the end of the garden with well-established borders, pond, waterfall and flowerbeds planted with a variety of flowers, shrubs and trees. To the rear of the garden is a wildflower area, fruit trees and two greenhouses with a grape vine and vegetable plots – perfect for those who are self-sufficient enthusiasts.

AGENTS REF: - LJ/LS/STO240365/08012025

Council Tax Band: D **Tenure:** Freehold

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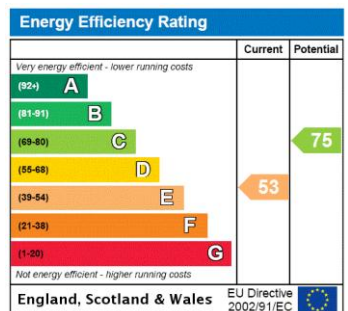
GROUND FLOOR

1ST FLOOR



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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