



This well-presented three-bedroom semi-detached home is offered to the market by SMITH & FRIENDS Estate Agents with the benefit of no forward chain and vacant possession, allowing for a smooth and straightforward purchase. Situated in the highly regarded area of Hartburn, this property would make an ideal family home, offering spacious accommodation, a pleasant outlook, and a peaceful cul-de-sac position.

Upon entering the property, you are welcomed into the entrance hallway providing access to the main living areas. The ground floor features a generous open-plan lounge and dining area, creating a versatile and sociable living space perfect for both everyday family life and entertaining guests. To the rear, the property benefits from an extended fitted kitchen, thoughtfully designed to offer ample storage and workspace while overlooking the garden.

To the first floor, the home offers three well-proportioned bedrooms, suitable for family living, guest accommodation, or home office use. The family bathroom is fitted with a modern suite comprising a bath with overhead shower, wash basin, and WC.

Externally, the property continues to impress. The rear garden is generous in size and mainly laid to lawn, complemented by a seating area ideal for outdoor dining and relaxation during the warmer months. A garage provides additional storage or secure parking, while on-street parking is also available. To the front, the property enjoys a pleasant outlook.

Ideally positioned at the bottom of a quiet cul-de-sac in Hartburn, the property is conveniently located within a short drive of Hartburn Shops and local amenities, making it perfectly placed for families seeking both tranquillity and accessibility.

Early viewing is highly recommended to fully appreciate the space, location, and potential this excellent home has to offer.

**Kilburn Road, Stockton-On-Tees, TS18 4EZ**

**3 Bedroom - House - Semi-Detached**

**£200,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: C**



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**ENTRANCE PORCH**

Double glazed entrance door, flooring.

**HALLWAY**

Flooring, radiator, coved ceiling, stairs to upper level.

**LOUNGE/DINER**

Open plan, double glazed doors to rear aspect, two radiators, double glazed window to front aspect, fire and surround, wall lights.

**EXTENDED KITCHEN**

Double glazed windows to rear and side aspect, flooring, uPVC double glazed door to side aspect, wall and base units.

**LANDING**

Double glazed window to side aspect, carpet, loft access.

**BEDROOM ONE**

Double glazed bay window to front aspect, carpet, radiator, fitted wardrobes.

**BEDROOM TWO**

Double glazed window to rear aspect, carpet, radiator, fitted wardrobes.

**BEDROOM THREE**

Double glazed window to front aspect, radiator, carpet.

**BATHROOM**

Shower cubicle, wash hand basin, WC, bidet, storage cupboard, extractor fan, double glazed window to rear aspect, loft access.

**SEPARATE WC**

WC, double glazed window to side aspect, partly tiled.



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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
976 ft<sup>2</sup>  
90.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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