



This fabulous extended four bedroom house has come to the market situated in a popular area of Hartburn, Stockton. This property would be an ideal family purchase being close to schools, shops and local amenities. Comprising of a welcoming entrance hallway, an open plan lounge/diner, fitted kitchen with a utility room, cloakroom and study on the ground floor. The upper level offers four double bedrooms with the master bedroom having a bathroom ensuite and a separate family bathroom. Externally: The rear garden is mainly laid to lawn with ample patio/seating area. To the front of the property there is ample parking with a garage.

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

**4 Bedroom - House - Semi-Detached**

**£245,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: C**

### ENTRANCE HALLWAY

**13'11 x 5'9 (4.24m x 1.75m)**

uPVC double glazed front door, laminate flooring, under stairs cupboard, radiator, coved ceiling, storage cupboard and stairs to upper level.

### CLOAKROOM

**4' x 2'5 (1.22m x 0.74m)**

Wash hand basin, WC, radiator, part tiling and extractor fan.



### LOUNGE

**25'4 x 11' (7.72m x 3.35m)**

Double glazed square bay window, gas wall fire, carpet, coved ceiling, radiator and open plan archway to dining area.

### DINING AREA

Radiator, coved ceiling, carpet and double glazed doors to rear aspect.

### STUDY

**9'7 x 5'3 (2.92m x 1.60m)**

Double glazed window to side aspect, carpet, radiator and coved ceiling.



### UTILITY

**5'2 x 5'3 (1.57m x 1.60m)**

Laminate flooring, radiator, uPVC double glazed door to rear aspect, coved ceiling, sink and drainer and part tiling.

### KITCHEN

**15'3 x 8'9 (4.65m x 2.67m)**

Double glazed window to rear aspect, laminate flooring, spot lights, coved ceiling, gas hob, stainless steel sink and drainer, built-in oven, radiator and part tiling.



### LANDING

**9'9 x 13'5 (2.97m x 4.09m)**

Carpet flooring, loft access, storage cupboard and coved ceiling.

### BEDROOM 1

**13' x 9'12 (3.96m x 2.74m)**

Double glazed square bay window to front aspect, two storage cupboards, coved ceiling, laminate flooring, radiator and archway into en suite.



### EN SUITE BATHROOM

**7'1 x 6'7 (2.16m x 2.01m)**

Part tiling, spot lights, bath, shower, wash hand basin, WC, heated towel rail and double glazed window to side aspect.

### BEDROOM 2

**12' x 10'6 (3.66m x 3.20m)**

Carpet flooring, radiator, coved ceiling and double glazed window to rear aspect.

### BEDROOM 3

**12' x 8' (3.66m x 2.44m)**

Carpet flooring, double glazed window to rear aspect, coved ceiling, radiator and built-in wardrobe.



**BEDROOM 4**

**13'4 x 6'11 (4.06m x 2.11m)**

Double glazed window to front aspect, carpet flooring, radiator, spot lights and coved ceiling.

**BATHROOM**

**12' x 6'2 (3.66m x 1.88m)**

Part tiled bathroom with bath, shower cubicle, wash hand basin, WC, heated towel rail, radiator, spot lights and coved ceiling.





Approximate total area<sup>(1)</sup>

1182.51 ft<sup>2</sup>

109.86 m<sup>2</sup>

Reduced headroom

1.74 ft<sup>2</sup>

0.16 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

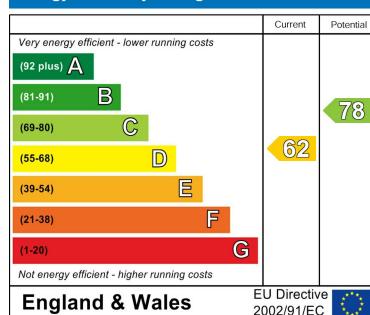
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

#### Energy Efficiency Rating



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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