



ROBINSONS TEES VALLEY are delighted to market this four-bedroom semi-detached house boasting character and original features, located a stone's throw away from local shops, restaurants and Hartburn Primary School.

Accommodation briefly comprises of entrance hall, lounge, separate dining room and extended kitchen with separate WC. The first floor there are three bedrooms and family bathroom, the landing also provides access to a loft space with en-suite facilities. Externally there is a detached garage, off road parking behind double gates plus low maintenance south facing area to the rear. Darlington Road is regarded by many as one of Stockton's best addresses which has great commuting links into Stockton, Middlesbrough and Darlington

For a viewing contact ROBINSONS TEES VALLEY Estate agent Stockton.

In Association with SMITH & FRIENDS Ltd

Darlington Road, Stockton, TS18 5BH

4 Bedroom - House - Semi-Detached

£335,000

EPC Rating: E

Tenure: Freehold

Council Tax Band: D

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Darlington Road, Stockton, TS18 5BH

Lounge
14'4 x 13'0 (4.37m x 3.96m)

Dining Room
14'6 x 11'5 (4.42m x 3.48m)

Kitchen
24'11 x 9'0 (7.59m x 2.74m)

Bedroom One
14'11 x 10'6

Bedroom Two
12'4 x 9'11 (3.76m x 3.02m)

Bedroom Three
7'4 x 8'4 (2.24m x 2.54m)

Bathroom
8'1 x 5'3 (2.46m x 1.60m)

Loft Room
13'10 x 13'3 (4.22m x 4.04m)

En-suite
6'1 x 4'7 (1.85m x 1.40m)



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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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	74
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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