



This impressive detached family home is offered for sale with no forward chain and vacant possession, making it an ideal purchase for a smooth and straightforward move.

Situated in the highly sought-after area of Low Hartburn, the property benefits from excellent local amenities right on your doorstep, including shops, schools, and transport links. The popular areas of Yarm, Eaglescliffe, and Hartburn Village are all within close proximity, offering a wide range of additional facilities, restaurants, and leisure options.

The accommodation is spacious and well laid out, briefly comprising: a welcoming entrance hallway with cloakroom/WC, a bright and generously proportioned open-plan lounge and dining area, a fitted kitchen with ample storage and worktop space, and access to a versatile additional reception room. This flexible space could be used as a home office, playroom, second sitting room, or snug to suit a variety of needs.

To the first floor, there are four well-proportioned bedrooms, including a spacious master bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from ample driveway parking to the front in addition to a garage, while to the rear there is a generous and enclosed garden — ideal for families, entertaining, or simply enjoying outdoor space.

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

**Columba Road, Stockton-On-Tees, TS18 3FG**

**4 Bedroom - House - Detached**

**Offers In The Region Of £250,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: D**



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**ENTRANCE HALLWAY**

Front entrance door, double glazed window to side aspect, flooring, radiator.

**CLOAKROOM/WC**

WC, wash hand basin, flooring.

**LOUNGE**

Double glazed window to front aspect, carpet, radiator, archway to diner.

**DINER**

Double glazed doors to rear aspect, flooring, radiator.

**KITCHEN**

Double glazed window to rear aspect, flooring, storage cupboard, spot lights, door to sub room, radiator, gas hob.

**SUB ROOM**

Door to rear aspect, carpet, spot lights.

**LANDING**

Carpet, two storage cupboards, loft access, radiator.

**BEDROOM ONE**

Double glazed window to front aspect, carpet, radiator, spot lights.

**EN SUITE**

Walk-in shower, wash hand basin, WC, partly tiled, flooring, double glazed window to side aspect.

**BEDROOM TWO**

Double glazed window to rear aspect, carpet, radiator.

**BEDROOM THREE**

Double glazed window to front aspect, carpet, radiator.

**BEDROOM FOUR**

Double glazed window to front aspect, carpet, radiator.

**BATHROOM**

Bath, wash hand basin, WC, partly tiled, flooring, radiator, double glazed window to rear aspect.



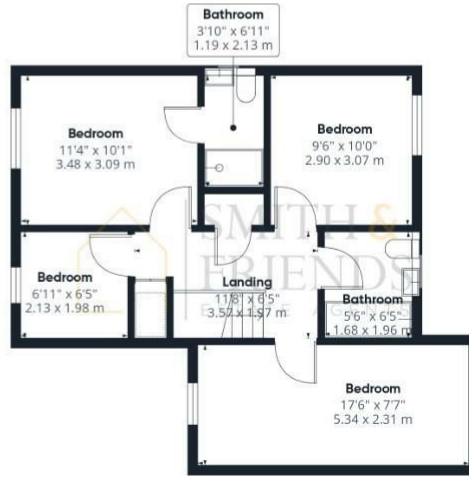
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Ground Floor



Floor 1



Approximate total area<sup>1)</sup>  
1093 ft<sup>2</sup>  
101.5 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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