



WOW what a fantastic plot !!! Located in Hartburn overlooking the bandstand of Ropner Park. This beautiful property has massive potential to be renovated into the perfect family home. With a sweeping driveway into a private entrance the property current floorplan runs over three levels which comprises of an entrance hallway, two reception rooms, kitchen and access to the upper/ground levels.

Three bedrooms, ensuite and family bathroom. The basement/ground level offers a spacious lounge with integral garage, a bar/entertainment room, sauna and utility room. This property could be re-designed to accommodate the buyers living needs.

External: Garden running around the dwelling, garage and driveway leading out onto Hartburn Avenue.

**Hartburn Avenue, Stockton-On-Tees, TS18 4ES**

**3 Bed - House - Detached**

**£410,000**

**EPC Rating: E**

**Council Tax Band: F**

**Tenure: Freehold**

# Hartburn Avenue, Stockton-On-Tees, TS18 4ES

## Entrance Hallway

13'10 x 7'00 (4.22m x 2.13m)



## Reception Room One

13'0 x 20'0 (3.96m x 6.10m)



## Reception Room Two

9'5 x 11'7 (2.87m x 3.53m)

## Kitchen

9'5 x 15'5 (2.87m x 4.70m)

## Stairs To Next Level

## Bedroom

14'8 x 11'8 (4.47m x 3.56m)

## Bedroom

8'8 x 11'7 (2.64m x 3.53m)

## Bedroom

13'2 x 8'2 (4.01m x 2.49m)

## Bathroom

8'8 x 8'0 (2.64m x 2.44m)

## Ensuite

5'9 x 7'11 (1.75m x 2.41m)

## Stairs To Ground Level

## Reception Room

14'3 x 20'2 (4.34m x 6.15m)

## Bar/Reception Room

## Sauna Room

## Utility Room

8'1 x 7'10 (2.46m x 2.39m)

## Garage



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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC