







Perfect for a first-time buyer, this spacious THREE BEDROOM property is pleasantly situated within the popular Hartburn area, close to Hartburn Village and a range of local amenities. A particular highlight of the home is the generous rear garden, offering excellent outdoor space for relaxing, entertaining and gardening.

The accommodation comprises a welcoming entrance hall with a useful understairs storage cupboard, a ground floor bathroom fitted with a bath and separate shower, and a spacious open-plan lounge/diner with patio doors opening directly onto the rear garden. Completing the ground floor is a fitted kitchen. To the first floor are three good-sized bedrooms, providing flexible accommodation for a couple, young family or those requiring a home office.

Externally, the property continues to impress with a detached garage and driveway, together with a particularly generous and well-maintained rear garden. The garden is predominantly laid to lawn with a patio seating area, gated access to the driveway and an additional established border area which would be ideal for growing vegetables and creating a productive garden.

Situated in a sought-after Hartburn location, within easy reach of Hartburn Village, local schools, shops and transport links, an internal viewing is highly recommended to fully appreciate the accommodation and impressive outside space on offer.

**Dunedin Avenue, Stockton-On-Tees, TS18 5JH**
**3 Bed - House - Semi-Detached**
**£179,500**
**EPC Rating: D**
**Council Tax Band: B**
**Tenure: Freehold**

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**Entrance Hallway**
Flooring, radiator, stairs to upper, understairs cupboard and front entrance door.

**Bathroom**
Ground floor - Bath, shower, heated towel rail, w/c,, wash hand basin and side double glazed window.

**Lounge/Diner**
Open plan - 1 x front double glazed window, carpet flooring, 2 x radiators, inserted electric wall fire and rear double glazed rear patio doors.

**Kitchen**
Side double glazed window, rear access door, wall and base units.

**Upper Level**

**Landing**
Side double glazed window, carpet flooring and loft access.

**Bedroom**
1 x front double glazed window, carpet flooring and radiator.

**Bedroom**
1 x rear double glazed window, carpet flooring and radiator.

**Bedroom**
1 x rear double glazed window, carpet flooring and radiator.











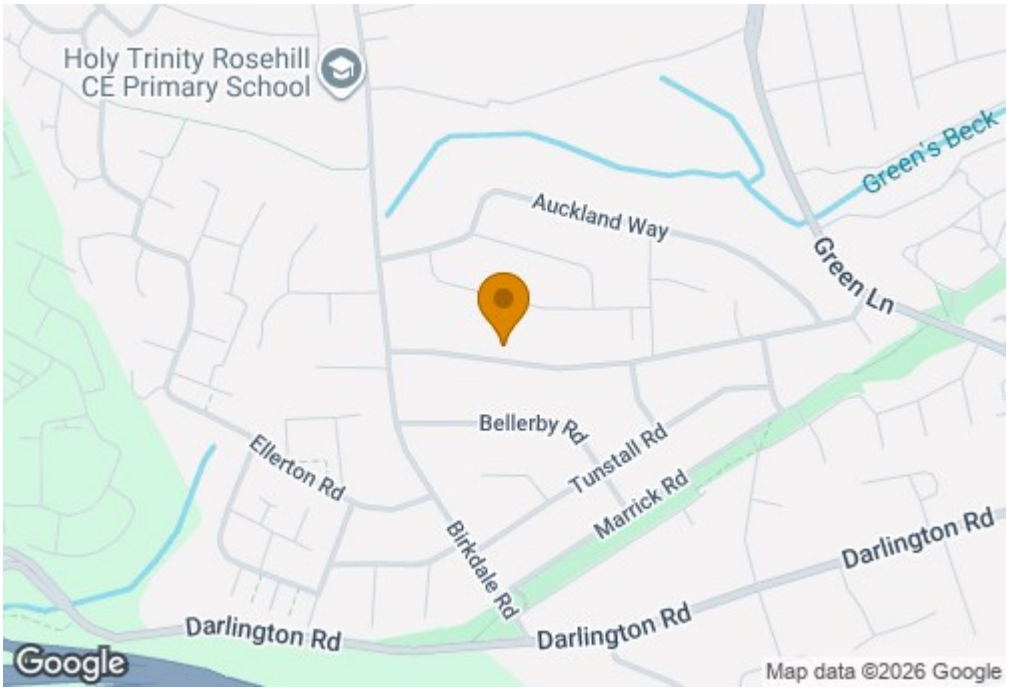
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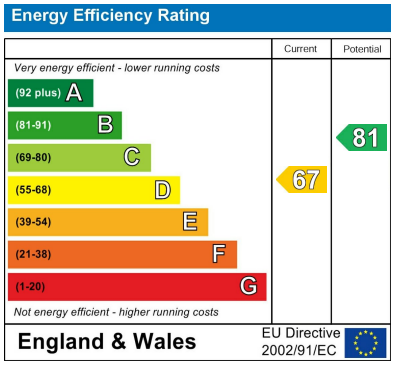





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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. Smith & Friends Estate Agents 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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