







CHAIN FREE This substantial extended family home is offered to the market with the added benefit of no forward chain and vacant possession, making it an ideal opportunity for buyers looking for a smooth and straightforward move. Boasting generous living accommodation throughout, the property offers enormous potential for further improvement and personalisation, creating the perfect long-term family residence.

Upon entering, you are welcomed by an entrance porch leading into a spacious and versatile layout. The ground floor comprises two well-proportioned reception rooms, providing ample space for both relaxing and entertaining, alongside a fitted kitchen, separate utility area, and convenient cloakroom/WC.

To the first floor, the property continues to impress with four good-sized bedrooms and a family bathroom, offering comfortable accommodation for growing families. In addition, the loft space is exceptionally generous and provides excellent storage potential, with scope for further use subject to the necessary permissions.

Situated within a highly sought-after residential area, the property benefits from close proximity to a range of local shops, reputable schools, transport links, and everyday amenities, making it perfectly positioned for family living.

With its spacious interior, fantastic potential, and desirable location, this is a wonderful opportunity to acquire a home that can truly be made your own.

Wellburn Road, Stockton-On-Tees, TS19 7PR
4 Bed - House - Semi-Detached
O.I.R.O £210,000
EPC Rating: E
Council Tax Band: C
Tenure: Freehold

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Wellburn Road, Stockton-On-Tees, TS19 7PR

ENTRANCE PORCH
3'7 x 5'6 (1.09m x 1.68m)
uPVC front entrance door with double glazed glass panel, carpet, wall light.

LOUNGE
16' x 14'11 (4.88m x 4.55m)
Double glazed window to front aspect, carpet, coved ceiling, fire and surround.

LOBBY
3'4 x 3'2 (1.02m x 0.97m)
Stairs to upper level, carpet, coved ceiling.

KITCHEN
12'1 x 12'3 (3.68m x 3.73m)
Double glazed window to rear aspect, radiator, fully tiled, shutters, access to utility.

UTILITY
9'9 x 4'5 (2.97m x 1.35m)
Double glazed window to front aspect, double glazed side access door, radiator, stainless steel sink and drainer, part tiling.

DINER/SECOND RECEPTION ROOM
16' x 10'11 (4.88m x 3.33m)
Doors to rear aspect, carpet, patio doors with shutters, radiator, coved ceiling, fire and surround.

CLOAKROOM/WC
3'11 x 4'5 (1.19m x 1.35m)
Double glazed window to rear aspect, wash hand basin, WC.

LANDING
8'7 x 7'5 (2.62m x 2.26m)
Carpet, radiator, loft access, two storage cupboards.

BEDROOM ONE
13'2 x 11'9 (4.01m x 3.58m)
Double glazed window to front aspect, radiator, carpet, coved ceiling.

BEDROOM TWO
19'11 x 11'7 (6.07m x 3.53m)
Two double glazed windows to front aspect, two radiators, coved ceiling, carpet.

BEDROOM THREE
10'4 x 11'9 (3.15m x 3.58m)
Double glazed window to rear aspect, radiator, storage, coved ceiling, carpet.

BEDROOM FOUR
13'5 x 7' (4.09m x 2.13m)
Double glazed window to rear aspect, radiator, carpet, loft access.

BATHROOM
7'5 x 5'10 (2.26m x 1.78m)
Fully tiled with shower cubicle, vanity wash hand basin, heated towel rail, tiled flooring, double glazed window to rear aspect.











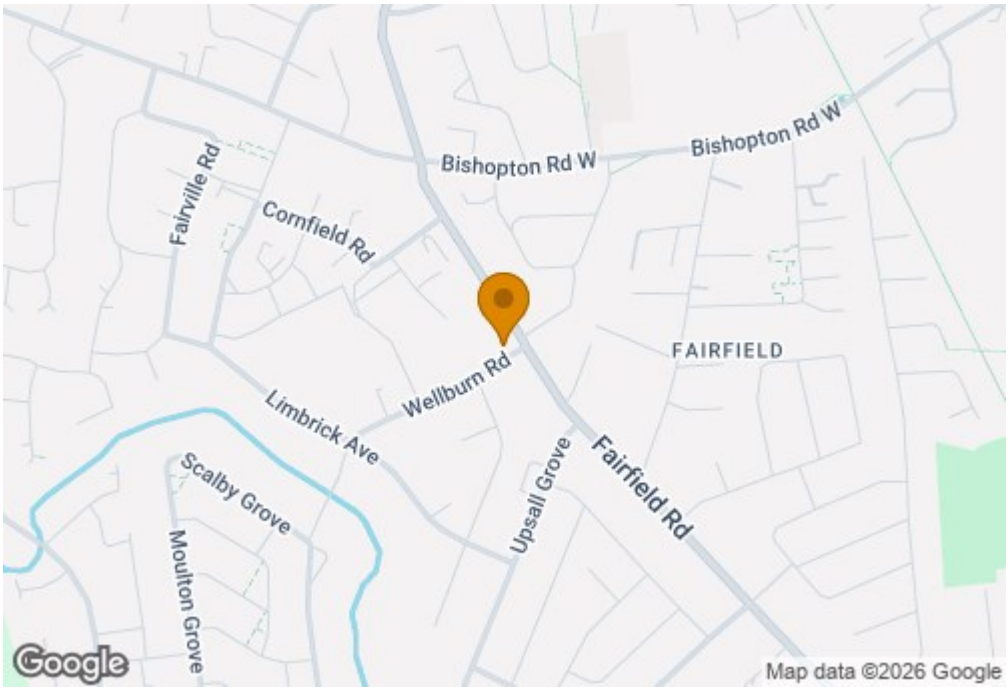
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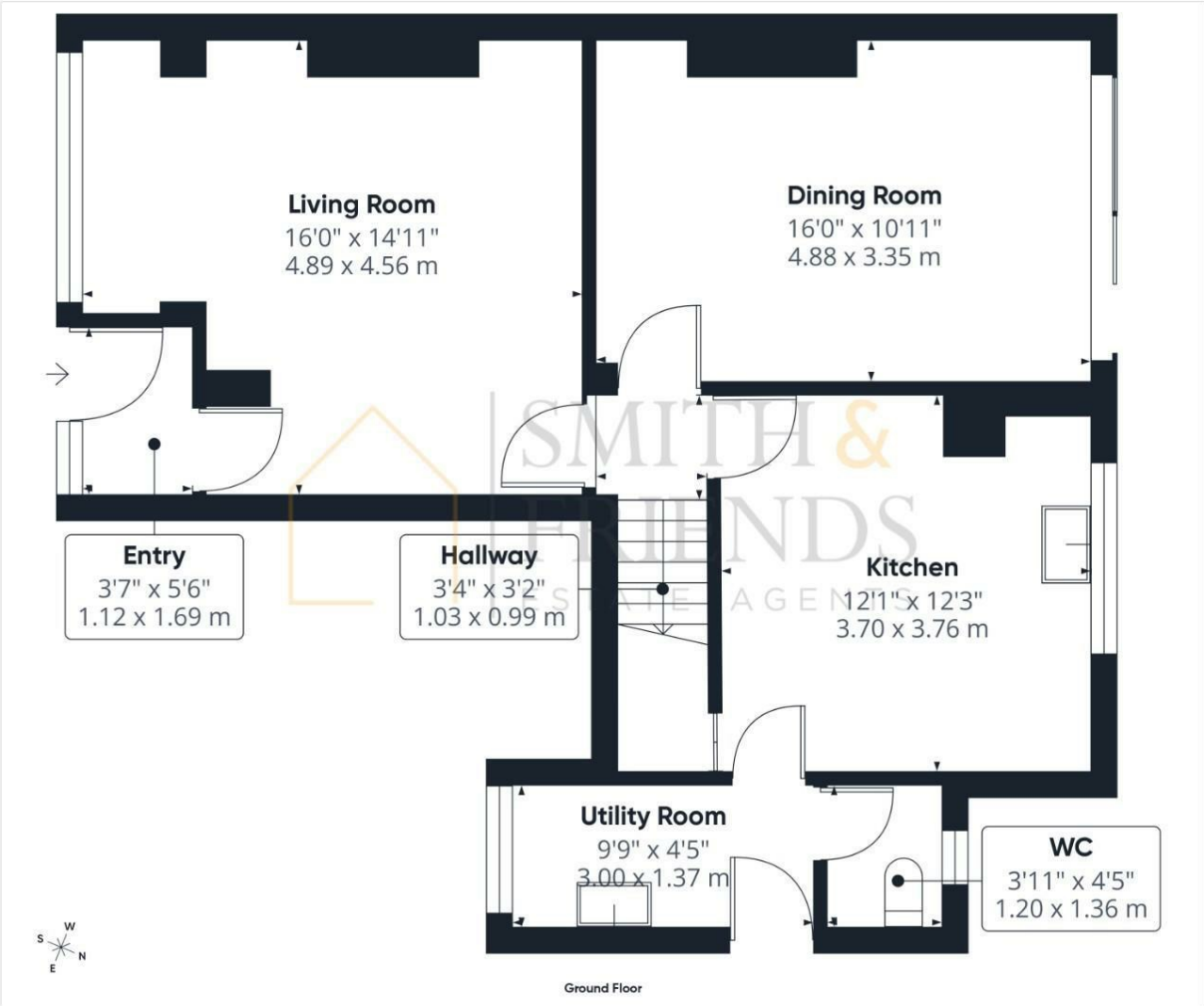


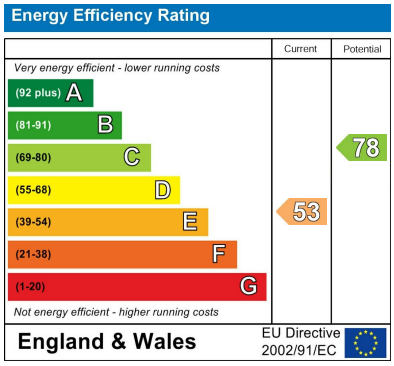




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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