


## 4 bed semi-detached house to buy in TS18

Austin Avenue, Hartburn,
Stockton-on-Tees, Durham, TS18 3QN

# £250,000

x 4 x 1 x 2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- Four Bedroom Semi-Detached
- Two Spacious Reception Rooms
- Popular Hartburn Location
- Utility Room & Ground Floor WC
- EPC Rating D

## Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas

### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

Situated on the popular Austin Avenue in the highly sought-after Hartburn area of Stockton-on-Tees, this spacious four-bedroom semi-detached home offers generous and versatile living accommodation, making it an ideal choice for growing families.

The property boasts two well-proportioned reception rooms, providing excellent space for both relaxing and entertaining. The accommodation also benefits from a separate utility room and a convenient ground-floor WC, adding practicality to everyday family living.

To the first floor are four bedrooms, offering flexible accommodation to suit a variety of needs, whether for family living, guests or working from home. The property also benefits from additional loft space, providing useful storage or potential for alternative uses, subject to obtaining any necessary consents and building regulations approval.

Externally, the property enjoys a garden, ideal for outdoor entertaining and family activities, together with off-street parking and a garage.

Austin Avenue is ideally positioned within the desirable Hartburn neighbourhood, offering convenient access to local amenities, well-regarded schools, shops and transport links. Stockton town centre and surrounding areas are also within easy reach.

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

Council Tax Band: C

Tenure: Freehold

Price: £250,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance



## Lounge

*4.36m x 3.02m (14'3" x 9'10")*



## Dining Area

*3.65m x 3.80m (11'11" x 12'5")*



## Reception Room

*3.71m x 3.11m (12'2" x 10'2")*



## Kitchen

*3.78m x 3.63m (12'4" x 11'10")*

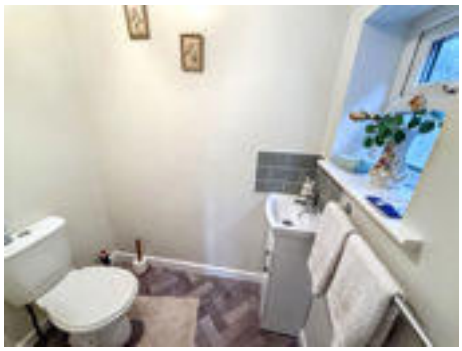


## Utility Room

*2.13m x 1.71m (6'11" x 5'7")*



## W/C



## Stairs to First Floor

## Bedroom One

*3.78m x 3.64m (12'4" x 11'11")*



## Bedroom Two

*3.02m x 2.91m (9'10" x 9'6")*



## Bedroom Three

*3.10m x 2.91m (10'2" x 9'6")*



## Bedroom Four

*2.32m x 2.91m (7'7" x 9'6")*



## Bathroom W/C

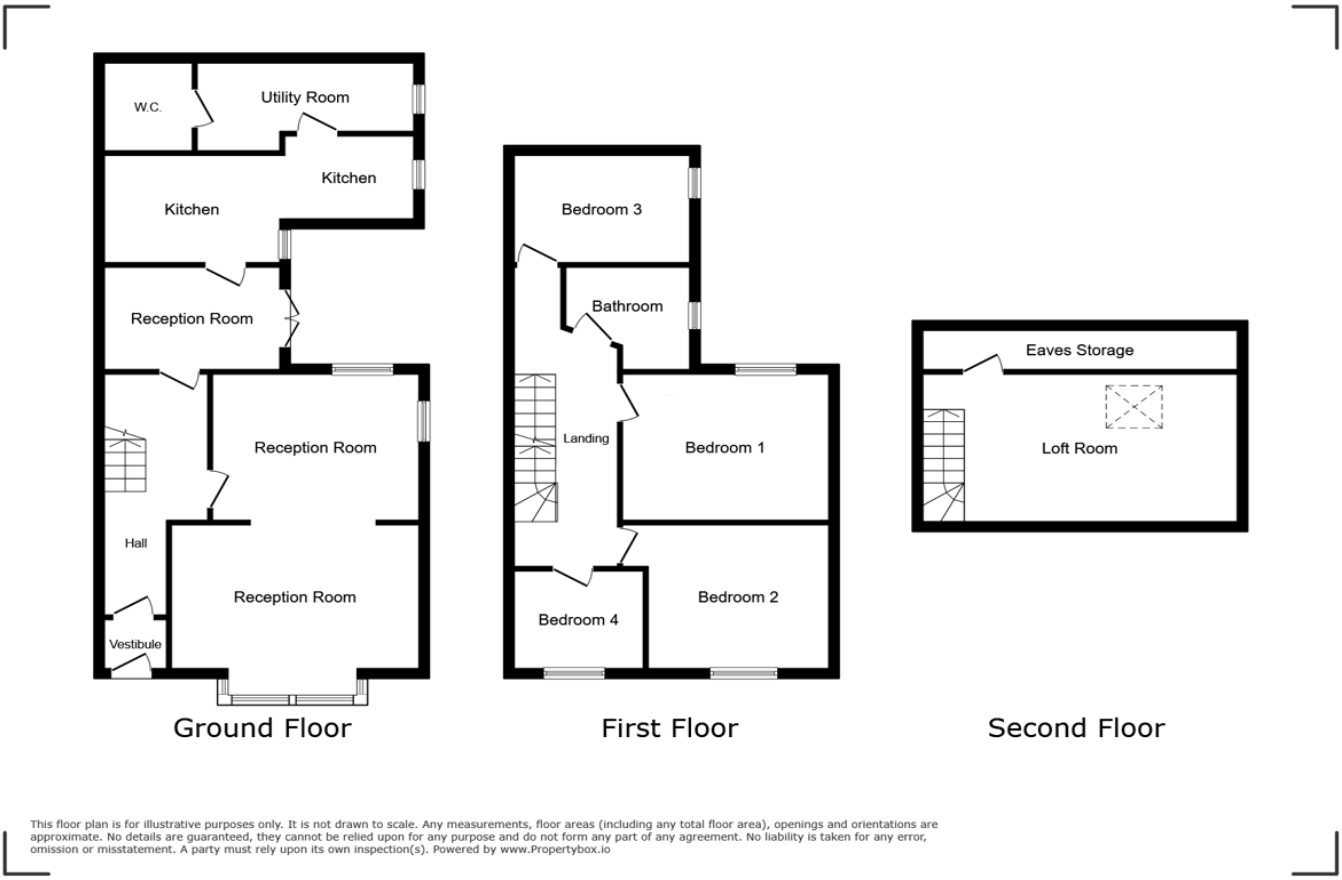


## Loft Space

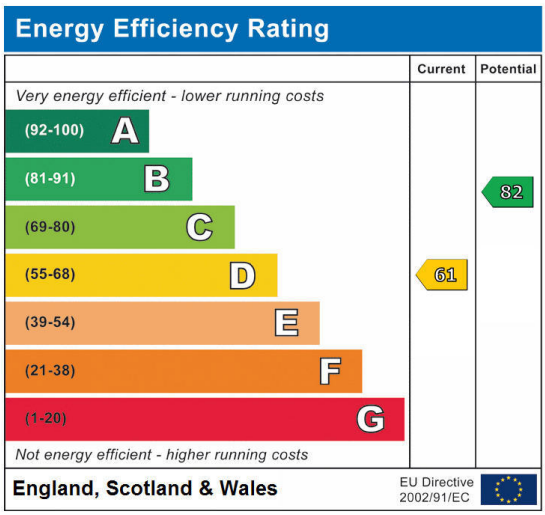


## External






This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io




Austin Avenue, Hartburn, Stockton-on-Tees, Durham, TS18 3QN

Contact your local branch today for more information on this property:

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