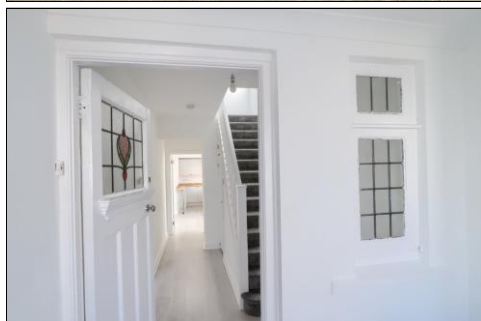


# OAKDENE AVENUE, HARTBURN, STOCKTON-ON-TEES, TS18 4EQ



- ▲ Fantastic Family Sized Three Bedroom Semi Detached House
- ▲ Popular Location of Hartburn & Within Reach of Ropner Park
- ▲ Offered To the Market with a CHAIN FREE Sale

- ▲ Off Street Parking on the Driveway
- ▲ Lounge/Diner, Kitchen with Modern Units & Downstairs WC
- ▲ Beautifully Presented Throughout

**£190,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

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This beautifully presented, family home is situated only a stone's throw away from Ropner Park, near Hartburn. The property boasts modern neutral decoration throughout with local good schooling on your doorstep.

Many features include a simple CHAIN FREE sale, gas central heating with combi boiler, UPVC double glazing and all-important off-street parking on the driveway.

The well-planned home comprises brick-built porch, entrance hall, useful cloakroom/WC, lounge/dining room with double doors leading into the garden and kitchen with a range of modern stylish Shaker design units. The first floor has landing, two double bedrooms, roomy single bedroom and with modern white suite. Outside there is front garden and rear garden.

#### **GROUND FLOOR**

**ENTRANCE PORCH** - Double glazed entrance door with side lights to entrance porch with laminate flooring and internal original stained glass timber entrance door and leaded window light to entrance hall.

**ENTRANCE HALL** - With staircase to the first floor, cupboard under stairs, twin radiator, laminate flooring and under stairs cloakroom/WC.

**CLOAKROOM/WC** - With low level WC and wash hand basin.

**LOUNGE DINER** - 6.17m (20'3") into bay x 3.18m (10'5") into alcove

With double glazed bow window to the front aspect, twin radiator, modern vertical radiator, laminate flooring, double glazed French doors to the rear garden and opening to the kitchen breakfast room.

**KITCHEN BREAKFAST ROOM** - 5.1m x 1.88m (16'9" x 6'2")

With double glazed windows to both sides, double glazed door to the rear garden and laminate flooring. Modern kitchen with shaker style units and complementary worktops incorporating an electric oven and hob with overhead hood and stainless steel splashback, inset moulded one and a half bowl sink and drainer unit with mixer tap, integrated dishwasher, space for cooker, plumbing for washing machine and breakfast bar.

**TO VIEW:** Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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## **FIRST FLOOR**

**LANDING** - With double glazed window to the side aspect and loft access.

**BEDROOM ONE - 4.06m (13'4") x 3.18m (10'5") into alcove**  
With double glazed window to the front aspect and twin radiator.

**BEDROOM TWO - 3.18m x 3.2m (10'5" x 10'6")**  
With double glazed window to the rear aspect and twin radiator.

**BEDROOM THREE - 1.96m (6'5") x 2.5m (8'2") to front of cupboard**  
With double glazed window to the front aspect, single radiator and built-in cupboard over stairhead.

**BATHROOM** - With double glazed window to the rear aspect, two seater side panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, chrome heated towel rail and panelled splashbacks.

## **EXTERNALLY**

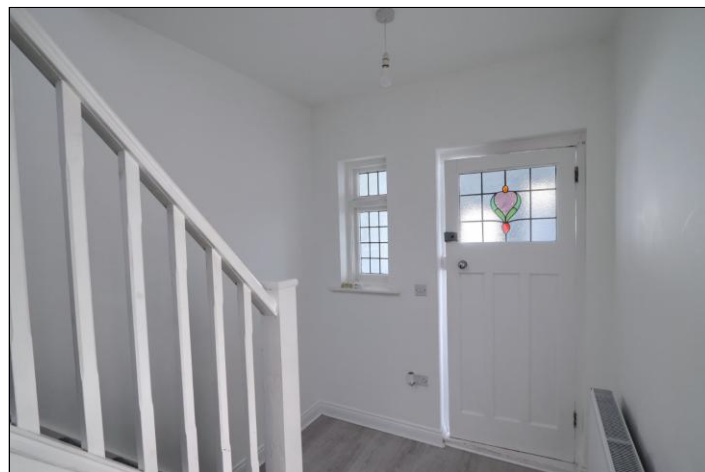
**GARDENS & PARKING** - Externally there is a forecourt front garden, side drive and gated access to a rear lawned garden with patio.

**SECTION 21** - In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

**AGENTS REF:** - LJ/LS/BIL250435/05092025

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Stockton office on  
Tel: **01642 355000**



OAKDENE AVENUE, TS18 4EQ



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A photograph of the storefront for Michael Poole property consultants at night. The shop has large glass windows displaying property listings and a blue neon sign above the entrance that reads "Michael Poole property consultants".

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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