

BROMLEY ROAD, HARTBURN, STOCKTON-ON-TEES, TS18 4HE



- ▲ Located in the highly sought-after area of Hartburn
- ▲ Three-bedroom semi-detached family home
- ▲ Available with no onward chain
- ▲ Owned by the same family for many years
- ▲ Some updating required, offering excellent potential to add value

- ▲ Two well-proportioned reception rooms and breakfast kitchen
- ▲ South-facing rear garden enjoying plenty of natural sunlight
- ▲ Ideal opportunity to create a long-term family home
- ▲ Close to reputable schools, local amenities and transport links

£190,000

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The property features two well-proportioned reception rooms, providing flexible living and dining space ideal for both everyday family life and entertaining. To the rear, a generous breakfast kitchen offers ample potential for modernisation and redesign to suit contemporary tastes.

Upstairs, there are three bedrooms along with a family bathroom, all offering scope for updating and personalisation.

Externally, the home benefits from a south-facing rear garden, enjoying plenty of natural sunlight throughout the day — perfect for outdoor dining, gardening enthusiasts, or simply relaxing in the warmer months.

While the property would benefit from some updating, it represents an excellent opportunity to add value and tailor the accommodation to individual requirements. Homes in this popular Hartburn location are always in strong demand due to their proximity to reputable schools, local amenities, and excellent transport links.

Early viewing is highly recommended to fully appreciate the potential this much-loved family home has to offer.



TO VIEW: Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door with double glazed sidelights to entrance hall with twin radiator, staircase to the first floor and cupboard under stairs.

LIVING ROOM - 3.7m (12'2") x 3.89m (12'9") into bay and into alcove

With single radiator and Adam style fireplace with living flame gas fire.

DINING ROOM - 3.25m (10'8") x 3.48m (11'5") into alcove

With twin radiator, dado rail and double glazed French doors to the rear aspect.

KITCHEN BREAKFAST ROOM - 3.28m x 2.54m (10'9" x 8'4")

With double glazed window to the rear aspect, double glazed door to the side aspect, cupboard housing fridge freezer and single radiator. Beech style fitted kitchen units with complementary granite effect worktop incorporating an electric oven and grill, electric hob with overhead hood, stainless steel sink and drainer unit and integrated washing machine.

FIRST FLOOR

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

BEDROOM ONE - 4.14m (13'7") x 3.43m (11'3") into bay

BEDROOM TWO - 3.45m (11'4") x 3.4m (11'2") to rear of wardrobes

With double glazed window to the rear aspect, single radiator and fitted wardrobes.

BEDROOM THREE - 1.9m x 1.93m (6'3" x 6'4")

With double glazed window to the front aspect and single radiator.

BATHROOM - With two double glazed windows to the side aspect, low level WC, pedestal wash hand basin, side panelled bath with shower over and airing cupboard housing the combi boiler.

EXTERNALLY

GARDENS & PARKING - Externally there is a front garden, long side drive and a south facing rear garden with store shed and lawns.

AGENTS REF: - LJ/LS/BIL260056/12022026

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



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