

DUNEDIN AVENUE, HARTBURN, STOCKTON-ON-TEES, TS18 5JF



- ▲ Quietly positioned in one of Hartburn's most desirable locations
- ▲ Detached home offering a bright, spacious and easy-going lifestyle
- ▲ Well-balanced layout designed for both everyday living and entertaining
- ▲ Light-filled living room flowing seamlessly into the dining area
- ▲ Ideal spaces for relaxed evenings or hosting family and friends

- ▲ Modern kitchen with breakfast area forming the heart of the home
- ▲ Adjoining utility room adding practicality to busy day-to-day living
- ▲ Four well-proportioned bedrooms offering flexibility for family, guests or home working
- ▲ Wraparound gardens with excellent privacy, lawn, planting and multiple seating areas
- ▲ Excellent family parking and garage

Offers Over £300,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Quietly positioned in one of Hartburn's most desirable spots, this detached home offers a lifestyle that feels both spacious and bright.

Inside, the layout flows beautifully, with a bright living room opening into a dining space that's perfect for everything from relaxed evenings to lively gatherings.

The heart of the home is the modern kitchen and breakfast area, where mornings begin with coffee and conversation, and busy days unfold with ease thanks to the adjoining utility room.

Upstairs, four well-proportioned bedrooms provide flexibility for growing families, home working, or guest space, while the overall feel remains light, calm, and welcoming throughout.

Step outside and the lifestyle truly shines. The wraparound gardens offer a wonderful sense of privacy, with established planting, lawned areas, and multiple seating spots—ideal for summer entertaining, children at play, or simply unwinding in your own peaceful retreat.

Set within a sought-after residential setting, this is a home where everyday life feels that little bit more special—combining practicality, comfort, and outdoor living in a location that continues to be in high demand.

GROUND FLOOR

ENTRANCE HALL - Entrance door to entrance hall with window light to living room, single radiator, access to the kitchen, living room and ground floor cloakroom and staircase to the first floor.

CLOAKROOM/WC - With double glazed window to the side aspect, single radiator, low level WC and wash hand basin.

LIVING ROOM - 3.53m x 3.5m (11'7" x 11'6")
With double glazed window to the rear aspect and radiator. Open to ...

DINING ROOM - 3.53m x 3.53m (11'7" x 11'7")
With double glazed window to the rear aspect, laminate flooring and radiator. Access through to kitchen.

KITCHEN AREA - 3.84m x 2.7m (12'7" x 8'10")
Kitchen with breakfast area features a double glazed window to the rear aspect and a modern fitted kitchen with complementary Quartz worktops with inset sink and drainer, eye level double oven and grill, space for fridge freezer, integrated dishwasher and access to the Utility Room.

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

www.michaelpoole.co.uk



DUNEDIN AVENUE, TS18 5JF

BREAKFAST AREA - 3.84m x 2.54m (12'7" x 8'4")

UTILITY ROOM - With double glazed door to the side aspect, plumbing for washing machine and wall mounted boiler.

FIRST FLOOR

LANDING - With double glazed window to the side aspect, radiator and airing cupboard.

BEDROOM ONE - 3.78m x 3.58m (12'5" x 11'9")

With double glazed window to the front and side aspect, radiator and fitted wardrobes.

BEDROOM TWO - 3.84m x 2.82m (12'7" x 9'3")

With double glazed window to the rear aspect and radiator.

BEDROOM THREE - 3.53m x 2.92m (11'7" x 9'7")

With double glazed window to the front aspect and radiator.

BEDROOM FOUR - 2.7m x 2.57m (8'10" x 8'5")

With double glazed window to the rear aspect and radiator.

BATHROOM - With double glazed window to the rear aspect, panelled walls, shaver point, low level WC, pedestal wash hand basin and P' shaped bath with shower over.

EXTERNALLY

GARDENS, PARKING & GARAGE - Externally there are wraparound gardens offering a fabulous degree of privacy with stone patio, shaped lawn, established borders and a number of seating area. There is also a store cupboard and access to the garage. To the front there is a mature garden and treble width driveway.

AGENTS REF: - LJ/LS/EST260135/25032026

Council Tax Band: D **Tenure:** Freehold

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

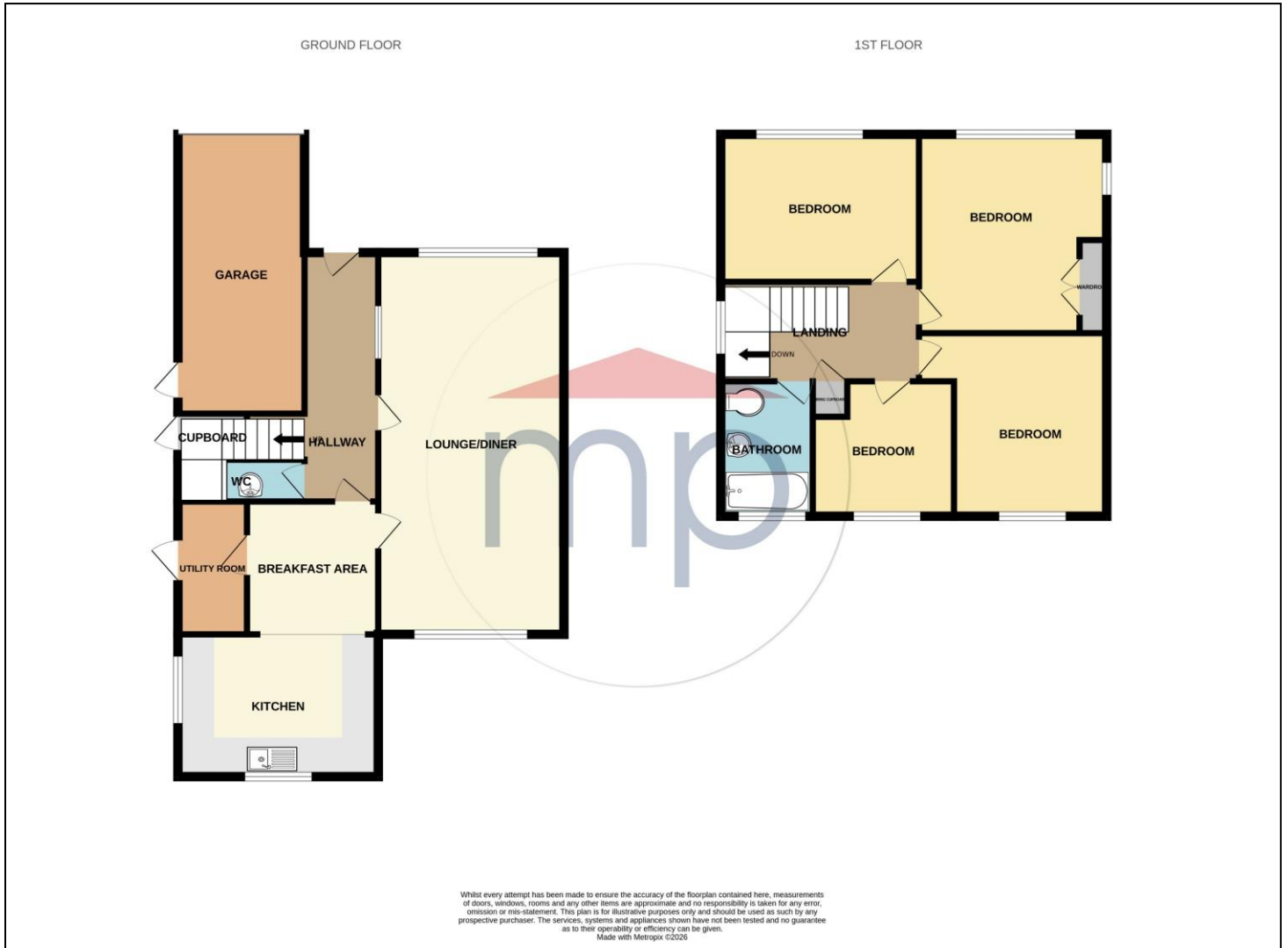


DUNEDIN AVENUE, TS18 5JF



DUNEDIN AVENUE, TS18 5JF





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.



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