

LINDEN AVENUE, STOCKTON-ON-TEES, TS18 4EG



- ▲ Stunning Edwardian Four Bedroom Semi
- ▲ Heaps of Character & Bags of Period Features
- ▲ Two Receptions, Kitchen/Diner & Laundry
- ▲ Double Glazing with Fitted Plantation Shutters (All Blinds Will Be Included)
- ▲ Solid Fuel Stove to the Living Room
- ▲ Off Road Parking, Tandem Garage & Brick Shed
- ▲ Private Enclosed Garden (Not Overlooked)
- ▲ Serviced Alarm System
- ▲ Hartburn Position & A Stones Throw to Ropner Park

£280,000

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This majestic Edwardian property has been lovingly restored to its former glory and improved hugely by the current owners.

If you are looking for that four bedroom forever home in Hartburn, this should be top of your list to view.

The accommodation flows in brief, vestibule, reception hall, lounge, dining room, kitchen/diner, laundry, WC, four bedrooms and bathroom.

Externally there is a forecourt garden, a tandem garage via a driveway, which allows you to bring items or vehicles through to the rear garden. The rear garden is enclosed and not overlooked and has a lawn and patio with pull over awning, there is also a brick shed which could be utilised as a home office.

GROUND FLOOR

ENTRANCE VESTIBULE - Timber entrance door with glass top light to entrance vestibule with tiled floor, fitted welcome mat, coving to ceiling and inner vestibule door with side lights, top lights, and beautiful stained glass timber door to entrance hall.

ENTRANCE HALL - With two twin radiators, coving to ceiling and original finials, panelled staircase with spindles and original newel post and baluster to first floor with understairs cupboard.

LOUNGE - 4.72m (15'6") into bay x 3.68m (12'1") into alcove

With double glazed sash style bay window to front aspect with fitted Plantation style shutters, deep skirting boards, twin radiator, coving to ceiling, picture rail and dado rail. Superb wood fire surround with top mirror, wooden mantel, tiled hearth and inset cast iron fire with solid fuel stove and pictorial tiled inserts.

DINING ROOM - 3.18m (10'5") into alcove x 4.72m (15'6") into bay

With double glazed French doors to rear garden, two twin radiators, laminate flooring, coving to ceiling, deep skirting boards, picture rail, and feature fireplace with pictorial tiled inserts.

KITCHEN/DINER - 6.17m x 2.97m (20'3" x 9'9")

With double glazed sash style windows to rear aspect, double glazed timber French doors to rear garden, engineered flooring, twin radiator, coving to ceiling and spotlights. Traditional style solid kitchen units comprising wall, floor and drawer units with glass display unit, space for range cooker in chimney breast with extraction hood, Belfast sink unit with wooden top and mixer tap, integrated fridge/freezer, integrated Bosch dishwasher, contrasting granite effect worktops and breakfast bar, and tiled splashbacks.

TO VIEW: Tel: 01642 355000

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LAUNDRY ROOM - 2.64m x 1.35m (8'8" x 4'5")

With sash style double glazed window to side aspect, engineered flooring, vaulted ceiling with original beam, fitted worktops with stainless steel sink and drainer unit, plumbing for washing machine and space and vent for tumble dryer.

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

FIRST FLOOR

LANDING - With coving to ceiling, large loft hatch access with pulldown ladder, continuation of the original banister and spindles, original sash window to side aspect and fitted storage cabinet in keeping with the age of the property.

BATHROOM - With double glazed sash style window to side aspect with Planation shutters, old school style radiator, and towel rail, mosaic style tiled floor, low level WC, vanity unit with cabinet below, side panel bath with Telephonic mixer tap and shower attachment and shower above. Tiled walls to splashbacks and extractor fan.

BEDROOM ONE - 3.2m (10'6") x 3.96m (13') to rear of wardrobes
With double glazed sash style window to rear aspect with fitted Planation shutters, twin radiator, generous range of fitted wardrobes with over storage cupboards, and space for dressing table.

BEDROOM TWO - 3.8m (12'6") x 3.2m (10'6") into alcove
With double glazed sash style windows to front aspect, laminate flooring, original fitted cupboard to alcove and twin radiator.

BEDROOM THREE - 2.97m x 2.77m (max) (9'9" x 9'1" (max))

Double glazed sash style window to front aspect with fitted Planation shutters, twin radiator, and laminate floor.

BEDROOM FOUR - 2.8m x 1.68m (9'2" x 5'6")

With double glazed sash style window to front aspect, single radiator, and laminate flooring.

EXTERNALLY

GARDENS & GARAGE - Externally there is a forecourt garden and a tandem garage via a driveway which allows you to bring items or vehicles through to the rear garden. The rear garden is enclosed and not overlooked and has a lawn and patio with pull over awning, there is also a brick shed which could be utilised as a home office.

AGENTS REF: - LJ/LS/STO240034/17012024

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

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



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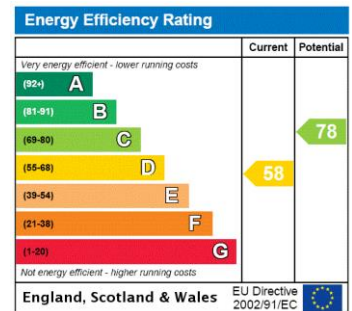
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