

GREENWOOD ROAD, HARTBURN, STOCKTON-ON-TEES, TS18 5HW



- ▲ Prime Hartburn cul-de-sac location
- ▲ Substantial four-bedroom semi-detached family home
- ▲ Additional second-floor loft/hobby room
- ▲ Two reception rooms and conservatory
- ▲ Kitchen diner
- ▲ Family bathroom and en-suite
- ▲ Detached garage and gated side drive/carport
- ▲ Attractive landscaped rear garden
- ▲ Character bay-fronted elevations
- ▲ Close to excellent schools and local amenities

£300,000

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Occupying a sought-after position on one of Hartburn's most desirable residential streets, this substantial four-bedroom semi-detached home offers generous living space, character features, versatile accommodation and beautifully maintained gardens, all within easy reach of the amenities that make Hartburn such a popular place to live.

The attractive bay-fronted façade, gated side drive, car-port and detached garage create an immediate sense of space and privacy. Inside, a welcoming entrance hall leads to two well-proportioned reception rooms. The elegant dining room provides the perfect setting for family meals and entertaining, while the spacious living room centres around a feature fireplace and opens directly into a bright conservatory overlooking the garden.

The kitchen diner forms the heart of the home, offering ample workspace and room for everyday family life, from busy weekday breakfasts to relaxed weekend gatherings.

The first floor provides four bedrooms, including a generous principal bedroom with fitted wardrobes, together with a family bathroom and separate en-suite bathroom. A staircase continues to the second floor where a substantial loft room offers exceptional flexibility, whether used as a home office, games room or quiet retreat.

Outside, the enclosed rear garden has been thoughtfully landscaped with lawn, patios and colourful planting, creating a wonderful space for outdoor entertaining and family enjoyment throughout the seasons.

Greenwood Road enjoys an enviable location within the heart of Hartburn, close to highly regarded schools, village amenities, cafés, parks and excellent transport links, offering a lifestyle that perfectly balances convenience with a strong sense of community.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door with sidelights to entrance hall with staircase to the first floor, meter cupboard under stairs and ground floor WC, twin radiator and dado rail.

GROUND FLOOR WC - With double glazed window to the side aspect, low level WC and laminate flooring.

DINING ROOM - 3.66m (12') into alcove x 4.06m (13'4") into bay
With double glazed bay window to the front aspect, twin radiator, dado rail and wooden Adam style fire surround with electric fire.

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

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LIVING ROOM - 4.3m x 3.12m (14'1" x 10'3")

With double glazed door and sidelights opening to the sunroom, twin radiator, dado rail, and Adam style fireplace with inset living flame gas fire with tiled hearth back and hearth.

KITCHEN DINER - 2.16m x 5.6m (7'1" x 18'4")

With double glazed window to the side and rear aspects, double glazed door to the side aspect, laminate flooring, twin radiator and dado rail. Wall, drawer and floor units with complementary worktops incorporating a ceramic one and a half bowl sink and drainer unit with mixer tap, plumbing for washing machine, gas point for cooker, and space for under counter fridge and dishwasher.

FIRST FLOOR

LANDING - With access to all bedrooms and bathroom.

BEDROOM ONE - 4.27m (14') into bay x 2.8m (9'2") to front of wardrobes

With double glazed bay window to the front aspect, single radiator. Dado rail and fitted wardrobes.

BEDROOM TWO - 1.83m x 4.47m (6' x 14'8")

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

EN-SUITE BATHROOM - With double glazed window to the rear aspect, low level WC, pedestal wash hand basin and low level assisted side panelled bath.

BEDROOM THREE - 2.9m x 2.82m (9'6" x 9'3")

With double glazed window to the rear aspect, fitted wardrobes, cupboard under stairs, twin radiator and picture rail.

BEDROOM FOUR - 1.98m x 1.98m (6'6" x 6'6")

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

BATHROOM - With double glazed window to the rear aspect, low level WC, pedestal wash hand basin, side panelled bath, shower cubicle, single radiator and tiled splashbacks.

SECOND FLOOR

LOFT ROOM - 5.6m (18'4") x 3.45m (11'4") (max) including stairs

Fixed staircase to the loft room with two Velux windows to the rear aspect, built-in cupboard, access storage to eaves and single radiator.

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AGENTS REF: - LJ/LS/STO250608/28052026

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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