

Adore Properties (Stockton)

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United Kingdom

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Our Ref:	173318
For Sale:	£185,000
Current Status:	Sold STC
Property Type:	Semi-Detached
No of Bedrooms:	3
Address:	37, Birkdale Road, Stockton-on-Tees, Cleveland, TS18 5LZ

Features

- Semi-detached
- 3 Bedrooms
- 2 Reception Rooms
- Eat-in Kitchen
- Family Bathroom
- UPVC Windows
- Single Garage
- Approximately 1/3rd Acre of Land
- Plenty of Scope for Extention
- Chain Free

Summary

Adore Properties are pleased to present for sale - this fabulous 3 bedroom semi-detached family home located in the ever popular area of Hartburn. The property briefly comprises of 2 reception rooms, a good size eat-in kitchen, two double bedrooms, one single bedroom, a newly repainted family bathroom, single garage and driveway with ample parking. The house stands on approximately 1/3rd of an acre of land with pear and plum trees, and there is plenty of scope for extension. NO ONWARD CHAIN. Early viewing is highly recommended!

Particulars

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Ground Floor

Entrance Hall

UPVC front door, radiator, understairs cupboard

Reception One 4.77m x 3.79m (into bay)

Front aspect UPVC bay window, radiator, tiled fire surround

Reception Two 4.76m x 3.78m (into bay)

Rear facing aspect bay window, radiator, marble surround fireplace

Eat-in Kitchen 5.13m x 2.85m

Good range of neutral wall and floor units, roll top worktops, single resin sink and drainer with mixer tap, built-in electric hob and oven with overhead extractor, vinyl flooring, radiator, combi boiler, plumbing for washing machine, integrated fridge and freezer, rear aspect UPVC window, UPVC door opening onto rear garden

First Floor

Bedroom One 2.74m x 3.57m

Side aspect UPVC window, radiator, fitted wardrobes and dressing table

Bedroom Two 3.54m x 3.86m

Rear aspect UPVC window, radiator, fitted wardrobes

Bedroom Three 2.2m x 2.64m

Front aspect UPVC window, radiator, storage cupboard

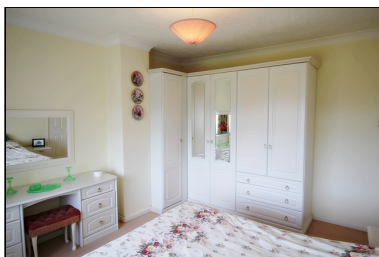
Bathroom 2.59m x 2.54m

White suite comprising wash hand basin, low level WC, panelled bath, radiator, airing cupboard, two side aspect UPVC windows, part tiled walls, part newly repainted, loft access

Externally

The house stands in approximately 1/3 of an acre of land, mainly laid to lawn, wrap around patio, mature borders, pear & plum trees, shed, single garage and driveway with ample parking

Photos



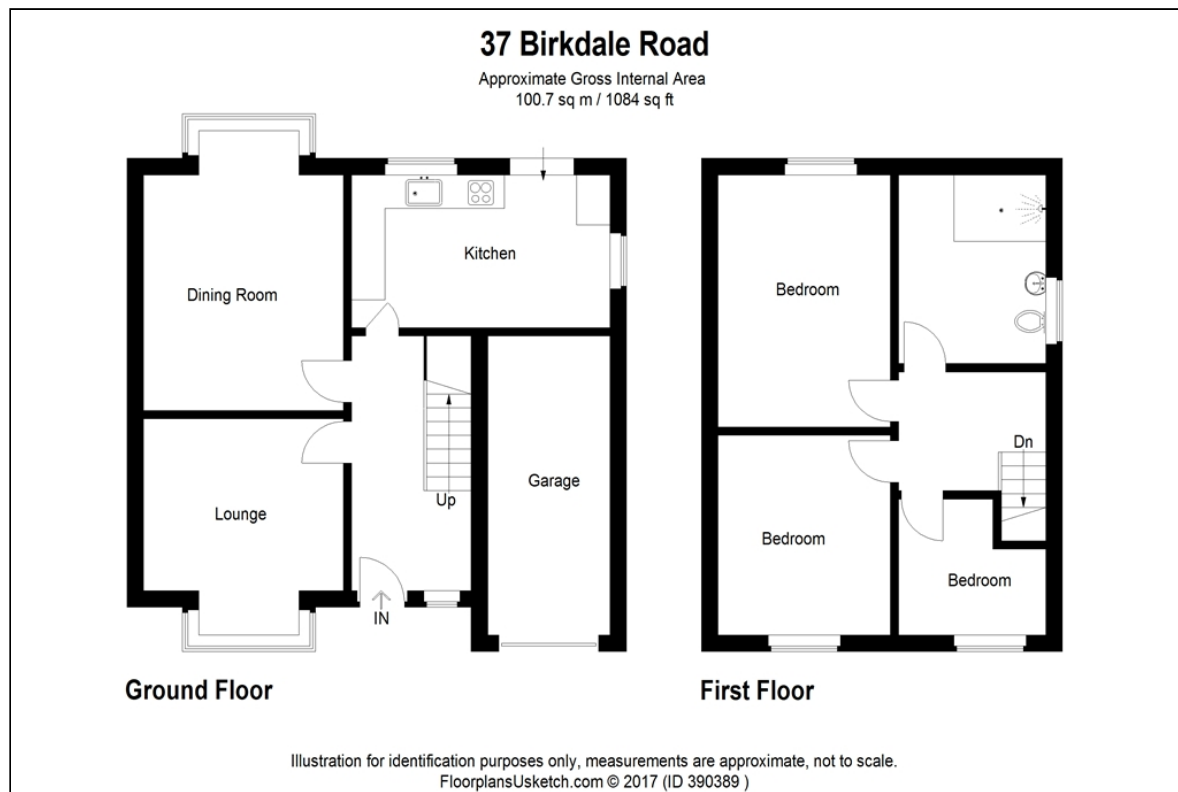
Energy Efficiency Rating	
Current	Potential
A	B2
B	
C	
D	
E	
F	
G	

Very energy efficient - lower running costs
 Not energy efficient - higher running costs
 England, Scotland & Wales
 EPC Rating: 68

Environmental Impact (CO ₂) Rating	
Current	Potential
A	B2
B	
C	
D	
E	
F	
G	

Very environmentally friendly - lower CO₂ emissions
 Not environmentally friendly - higher CO₂ emissions
 England, Scotland & Wales
 EPC Rating: 70

Floorplan



Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Adore Properties, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Adore Properties has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.