



**Christchurch Drive, Hartburn, TS18 5JY**  
**2 Bed - Bungalow - Semi Detached**  
**Chain Free £139,950**

SEMI DETACHED BUNGALOW. TWO BEDROOMS. CONSERVATORY. SOUGHT AFTER AREA. EXCELLENT PARKING. SOUTH FACING REAR GARDEN. VIEWING HIGHLY RECOMMENDED. We are pleased to offer for sale this excellent two bedroom semi detached bungalow. The property is located in a sought after residential area in Hartburn within walking distance of local shops, schools and bus services and approximately two miles from Stockton Town Centre where there are a wider range of shopping and leisure facilities. With the benefit of gas central heating and uPVC double glazing the property has a conservatory to the rear and all fitted carpets, blinds and light fittings are included in the sale. The accommodation briefly comprises: Entrance Hall, Lounge with feature fireplace, fitted Kitchen, Inner Hall, two Bedrooms - both with a range of fitted wardrobes and fully tiled Shower Room/WC with modern white suite. Externally there is an open plan front garden, long block paved driveway and good sized fully enclosed south facing rear garden with patio. Viewing is highly recommended.



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## ENTRANCE HALLWAY

Double glazed entrance door to the front elevation. Ceiling coving and paneled and half glazed door leading to the lounge.

## LOUNGE

15'10 x 12'2 (4.57m'3.05m x 3.66m'0.61m)

Double glazed window to the front elevation. Attractive wall mounted fire surround with living flame gas fire. TV aerial point, central heating radiator and ceiling coving. Paneled and half glazed door leading to the kitchen and paneled door leading to the inner hall.

## KITCHEN

10'10 x 6'0 (3.05m'3.05m x 1.83m'0.00m)

Double glazed window to the side elevation. Fitted floor, wall and drawer units with fitted work surfaces having a tiled splash back surround incorporating a single drainer stainless steel sink unit with mixer tap. Gas and electric cooker points, plumbing for automatic washing machine, space for a fridge and central heating radiator.

## INNER HALLWAY

Access to the loft and paneled doors leading to two bedrooms and shower room/WC.

## BEDROOM ONE

13'2 x 9'4 including wardrobes (3.96m'0.61m x 2.74m'1.22m including wardrobes)

Double glazed window to the rear elevation. Range of fitted wardrobes, central heating radiator and ceiling coving.

## BEDROOM TWO

10'2 x 9'2 (3.10m x 2.79m)

Double glazed French doors leading to the conservatory. Range of fitted wardrobes, central heating radiator and ceiling coving.

## CONSERVATORY

8'0 x 6'10 (2.44m'0.00m x 1.83m'3.05m)

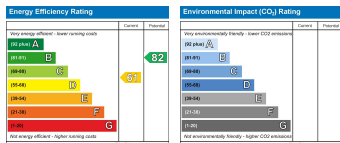
uPVC double glazed conservatory with door leading to the rear garden.

## SHOWER ROOM/WC

Double glazed window to the side elevation. Modern white suite comprising shower cubicle with wall mounted electric shower, pedestal washbasin with mixer tap and low level WC. Fully tiled walls, heated towel rail/ radiator, extractor fan and ceiling coving.

## OUTSIDE

Open plan low maintenance front garden with long block paved driveway providing off street parking facilities and garage space subject to planning. Good sized south facing rear garden enclosed by timber fencing. Once again low maintenance with block paved paved patio area, pebbled areas, established shrubs and timber garden shed.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Christchurch Drive  
Approximate Gross Internal Area  
673 sq ft - 63 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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