

12 Darlington Road, Stockton-On-Tees

£325,000

Michael Poole
SALES · LETTINGS · AUCTIONS



12 Darlington Road

Stockton-On-Tees

Period charm meets modern family living in sought-after Hartburn. Three bedrooms, a fabulous open-plan kitchen/family room, elegant bay-fronted lounge, garden and driveway parking.

- Beautifully Presented Three-Bedroom Period Home
- Sought-After Hartburn Location
- Fabulous Open-Plan Kitchen, Dining & Family Room
- Impressive Central Island & Contemporary Fitted Kitchen
- Elegant Bay-Fronted Lounge with Period Fireplace
- Separate Sitting Room – Ideal Snug, Playroom or Home Office
- Three Bedrooms & Stylish Family Bathroom
- Delightful Rear Garden with Patio & Lawn
- Double Driveway Providing Off-Road Parking
- Bespoke Sash Windows & Deep Skirting Board

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Period Charm Meets Modern Family Living – A Beautiful Hartburn Home with a Fabulous Open-Plan Heart.

A handsome period home with timeless character, stylish modern interiors and a wonderful space for family life. Situated in sought-after Hartburn, this beautifully presented three-bedroom home offers the perfect balance of traditional charm and contemporary living.

Behind its attractive red-brick façade and elegant bay window lies a home that has been thoughtfully adapted for the way we love to live today. With approximately 1,356 sq. ft of accommodation, generous reception spaces and a delightful garden, there is a real sense of space, warmth and personality throughout.

The undoubted centrepiece is the fabulous open-plan kitchen, dining and family room – a wonderfully light, sociable space where everyday family life naturally comes together. The impressive kitchen features an extensive range of cabinetry, a substantial central island and generous preparation space, while the adjoining dining and seating areas make this so much more than simply somewhere to cook.

The high ceilings, rooflights and impressive glazed rear elevation flood the space with natural light, while the seamless connection to the garden makes indoor-outdoor living feel effortless.

A separate sitting room provides yet another versatile space – ideal as a snug, children's playroom, home office or somewhere to escape with a good book. Having these additional reception areas gives the house the flexibility to adapt as family needs change.

Upstairs, three bedrooms provide comfortable accommodation, each with its own individual character. The principal bedroom enjoys attractive period features, including a traditional fireplace, while the remaining bedrooms offer flexibility for children, guests or working from home.

One of the great attractions of this home is its location in Hartburn, one of Stockton's most desirable residential areas. With Hartburn Village, its



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The family bathroom is particularly appealing, combining contemporary styling with traditional touches, including a beautiful freestanding-style bath and a separate glazed shower enclosure – somewhere to enjoy a long soak at the end of a busy day.

Step outside and discover a **delightful rear garden**, offering a lovely balance of lawn, established planting and a generous stone-paved patio.

The patio creates the perfect setting for outdoor dining, weekend barbecues or simply enjoying a morning coffee, while the lawn provides space for children to play. The established greenery give the garden a charming, sheltered atmosphere.

A substantial garden shed provides useful additional storage.

One of the great attractions of this home is its location in Hartburn, one of Stockton's most desirable residential areas. With Hartburn Village, its independent shops, cafés and everyday amenities close by, there's a wonderful sense of community and convenience. The green open spaces of Ropner Park, local schools and excellent connections to Stockton, Yarm and the wider Teesside area add to the appeal. It's a location that lends itself to family walks, coffee with friends, afternoons in the park and the convenience of having so much within easy reach.

Council Tax band: C

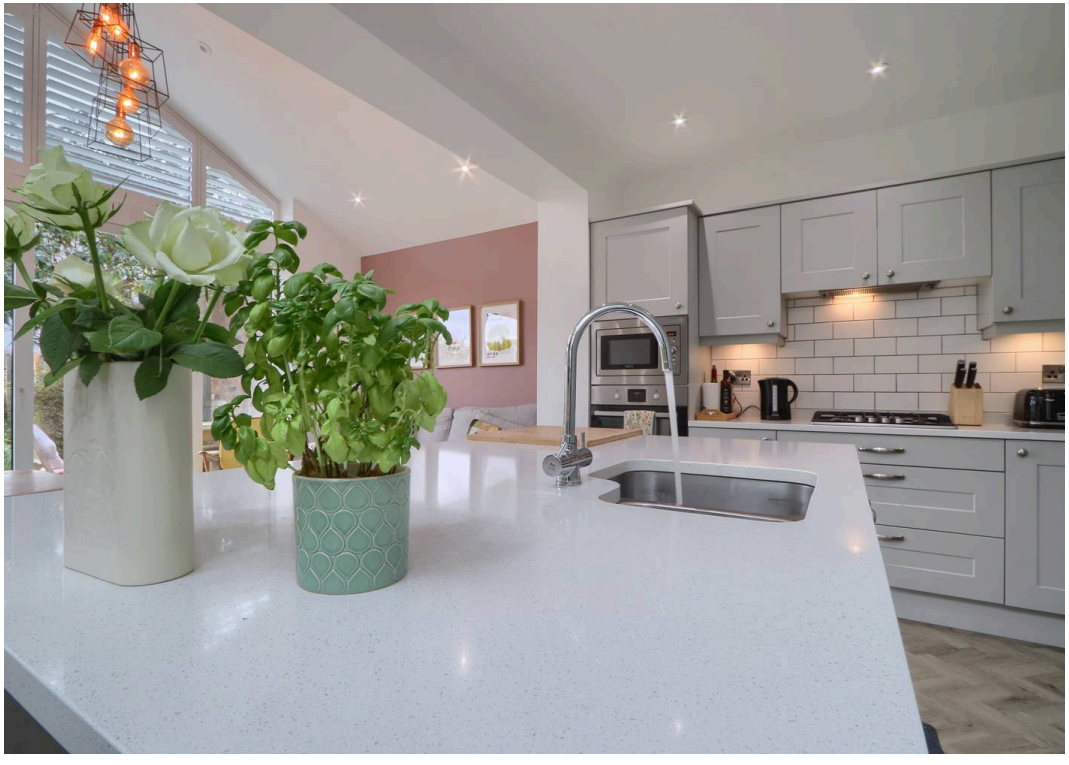
Tenure: Freehold











GROUND FLOOR

Entrance Vestibule

Reception Hallway

Living Room - 12' 0" x 15' 6" (3.66m x 4.72m)

Dining Room/Family Room - 10' 2" x 12' 2" (3.10m x 3.71m)

Kitchen/Diner/Family Room - 15' 7" x 19' 6" (4.75m x 5.94m)

FIRST FLOOR

Landing

Bedroom One - 10' 4" x 12' 2" (3.15m x 3.71m)

Bedroom Two - 8' 9" x 12' 6" (2.67m x 3.81m)

Bedroom Three - 6' 4" x 9' 5" (1.93m x 2.87m)

Bathroom

EXTERNALLY

Parking - Double block paved driveway.

Garden - A very pleasant garden with stone patio, lawn and large shed.

AGENTS REF: LJ/LS/19102026

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.














THE WORLD











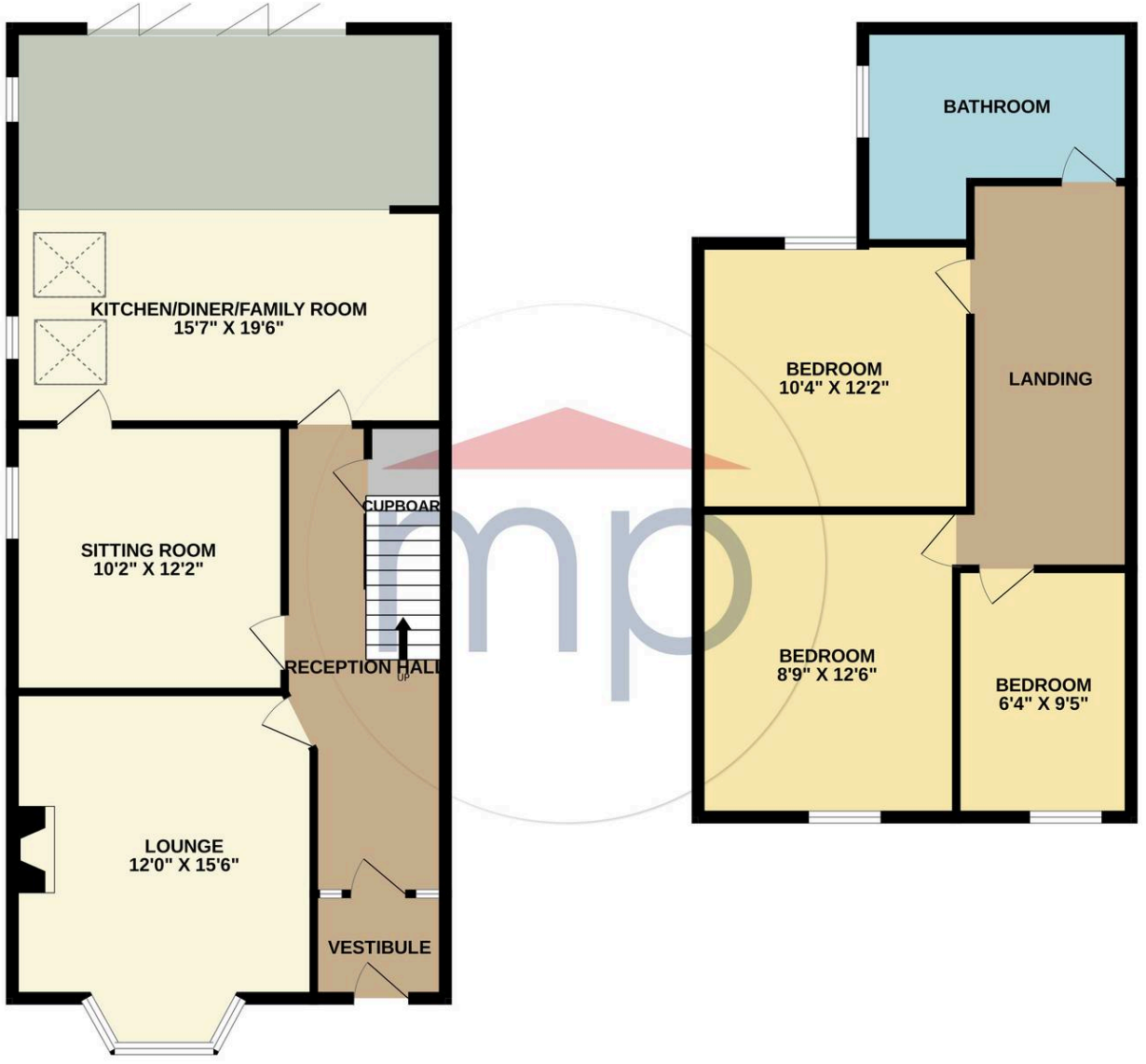






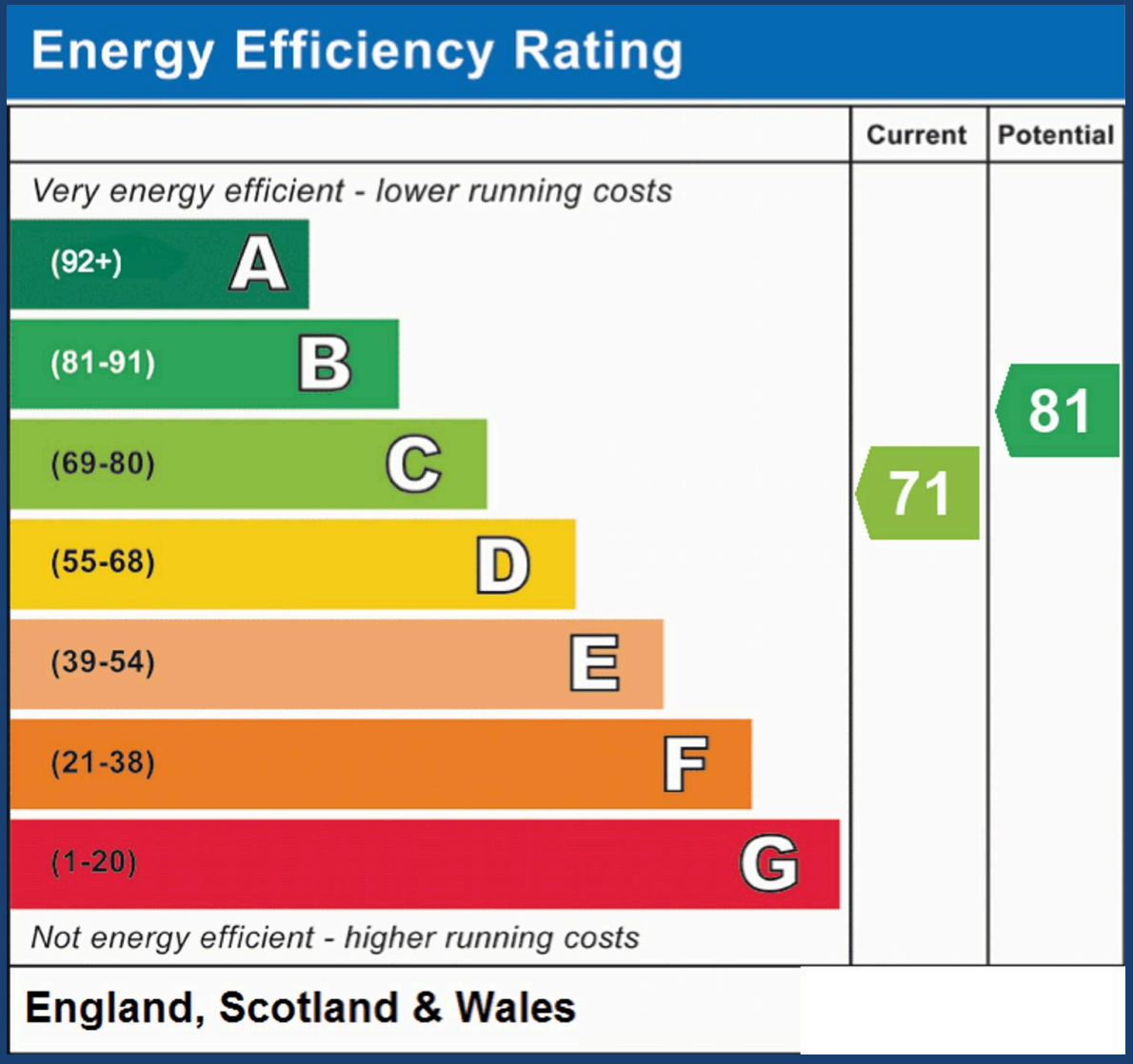
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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