



## Walsham Close, Elm Tree, Stockton-On-Tees, TS19 0XJ

Offered for sale is this spacious three bedroom bungalow, with detached garage and conservatory set in a cul-de-sac position in a popular area of Elm Tree.

Upon entering the property via the side entrance, you are welcomed into a porch and hallway that leads to a modern fitted kitchen with a wide range of contemporary style units, providing ample storage and workspace, and an integrated oven and hob. The large open plan lounge, with a feature fireplace and dining area offer a flexible living space.

An inner hall leads to a contemporary shower room and a third bedroom, which can also be used as an office or study. The master, with built in wardrobes and second bedroom both have patio doors that open into a bright conservatory with a glass roof and radiator, which offers a pleasant view of the garden.

The property is equipped with double glazing and a combi gas central heating system.

Externally to the front of the property is an open garden and a long driveway offering off-road parking for 4 cars which leads to a fully alarmed garage. At the rear, there is a well maintained garden with a patio and lawn, creating a lovely outdoor space.

Its convenient location within walking distance to schools, shops, and amenities, along with easy access to commuter links via the nearby A66, makes it highly appealing to potential buyers.

Offers Around £225,000





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## HALL

## LOUNGE/DINING ROOM

10'7 x 20'7 (3.23m x 6.27m)

## KITCHEN

8'10 x 10'11 (2.69m x 3.33m)

## CONSERVATORY

17'2 x 9'2 (5.23m x 2.79m)

## BEDROOM ONE

14'6 x 10'4 (4.42m x 3.15m)

## BEDROOM TWO

9'4 x 11'6 (2.84m x 3.51m)

## BEDROOM THREE

10'4 x 7'3 (3.15m x 2.21m)

## SHOWER ROOM

6'1 x 5'7 (1.85m x 1.70m)

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



Tel: 01642 615657



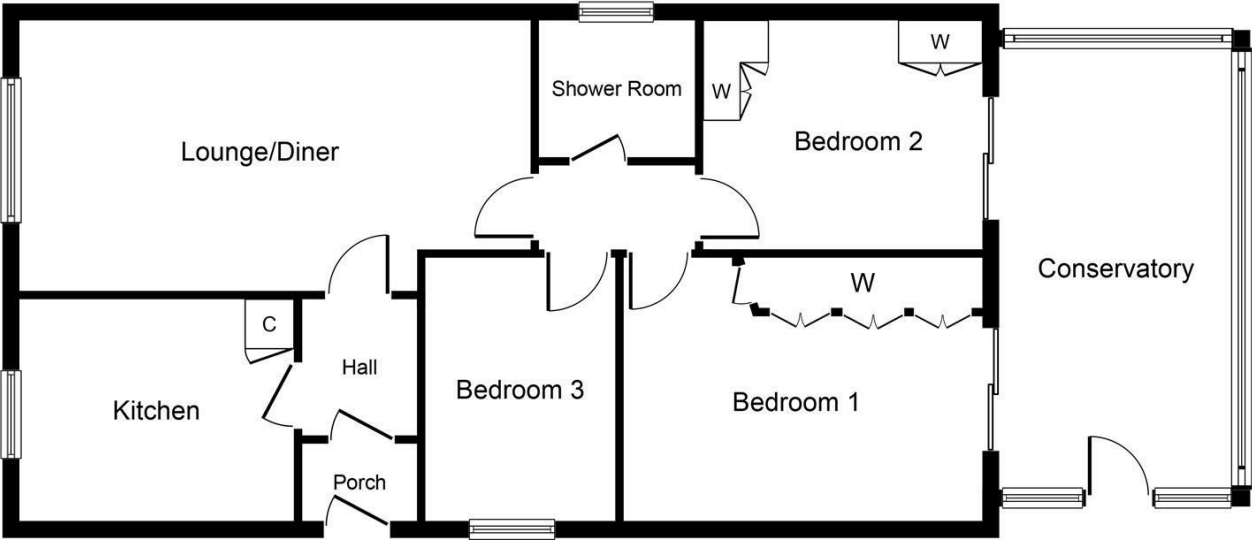
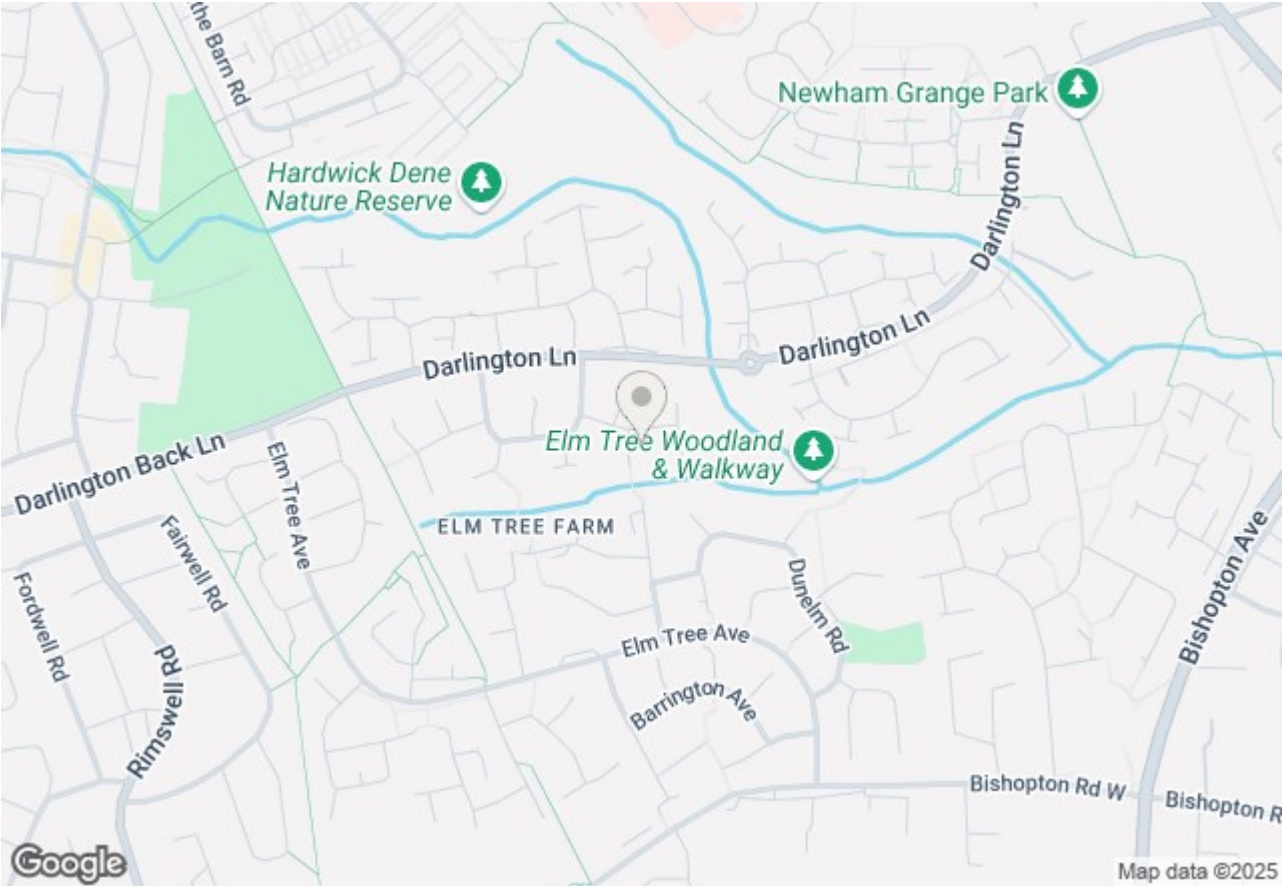
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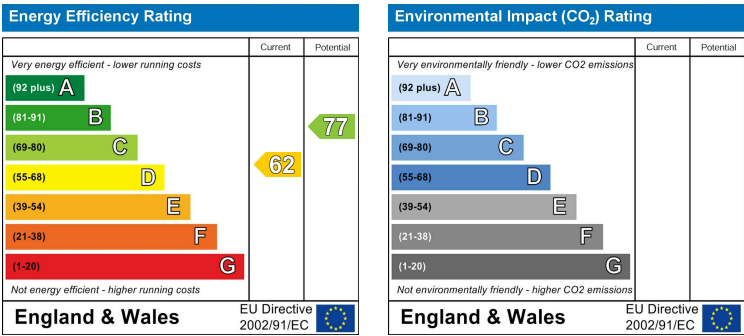
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## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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