



## Barrington Avenue, Elm Tree, Stockton-On-Tees, TS19 0UE

Offered with no chain, this attractive extended three bedroom detached home with a detached garage sits on a corner plot a sought-after area of Elm Tree.

The ground floor features a hall leading to a spacious lounge/dining room with sliding doors opening to the rear garden, along with a lovely side garden room enjoying a sunny aspect. The contemporary kitchen features sleek high-gloss units and integrated appliances, including a Bosch double oven (new in 2023), Neff induction hob, extractor, and space for a washing machine. Upstairs, there are three well-proportioned bedrooms and a modern shower room.

The property features gas central heating, double glazing, and the added advantage of solar panels.

Outside, the front garden is lawned, with two block paved driveways providing ample off-road parking, one leading to the detached garage at the rear. The south-facing rear garden features a lawn and patio area.

Conveniently located close to local shops, including Sainsbury's supermarket, and within easy reach of highly regarded primary and secondary schools, the property also benefits from excellent transport links via the A66 and nearby bus routes.

£180,000



3



1



2



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**HALL**

**LOUNGE/DINING ROOM**  
26'4" x 11'7" (8.03m x 3.53m)

**KITCHEN**  
10'6" x 6'10" (3.20m x 2.08m)

**GARDEN ROOM**  
19'2" x 8'11" (5.84m x 2.72m)

**LANDING**

**BEDROOM ONE**  
14'8" x 9'1" (4.47m x 2.77m)

**BEDROOM TWO**  
11'6" x 9'1" (3.51m x 2.77m)

**BEDROOM THREE**  
7'9" x 5'8" (2.36m x 1.73m)

**SHOWER ROOM**  
6'6" x 5'8" (1.98m x 1.73m)

**AML PROCEDURE**  
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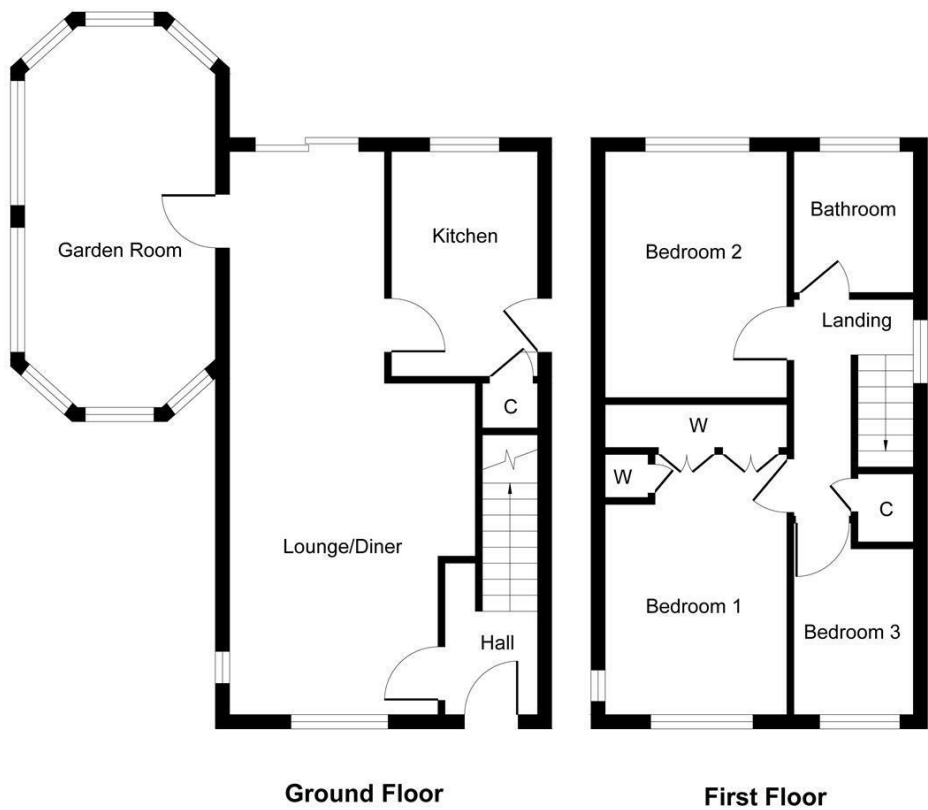






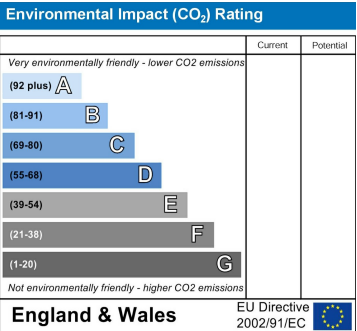
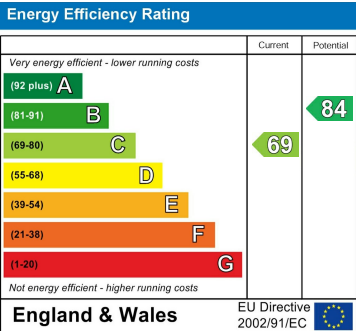


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