



## Chingford Grove, Elm Tree, Stockton-On-Tees, TS19 0UD

Situated in a cul-de-sac in a popular residential area of Elm Tree, this detached two bedroom bungalow with detached garage is offered with no onward chain and is ideal for buyers seeking single-level living in a convenient location. Within walking distance of local shops, including Sainsbury's, and close to bus routes and other amenities, the property offers both comfort and accessibility.

The accommodation is a uPVC double glazed, gas centrally heated and comprises of a porch opening into the hallway, which opens through to the dining room. A spacious lounge benefits from dual-aspect windows, allowing plenty of natural light. The kitchen/breakfast room is fitted with a range of units, a breakfast bar, and integrated appliances including a double oven, gas hob, and fridge, as well as plumbing available for a washing machine.

To the rear are two double bedrooms, one with built-in wardrobes, and a shower room featuring a large walk-in shower.

The boarded loft space, accessed via a pull-down ladder, includes a window and radiator, and door leading through to a large roof area, offering excellent potential for conversion, subject to the necessary consents.

Externally, the property features a front lawn with mature shrubs, a driveway with double gates leading to a detached garage, and a private rear garden with lawn and established borders.

This home represents a superb opportunity to modernise and personalise, making it ideal for downsizers or anyone looking to create a bespoke living space in a desirable location.

Offers In The Region Of £220,000





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ENTRANCE PORCH

ENTRANCE HALL

DINING ROOM  
7'10" x 12'7" (2.39m x 3.84m)

LOUNGE  
15'11" x 12'9" (4.85m x 3.89m)

KITCHEN/BREAKFAST ROOM  
11'7" x 10'10" (3.53m x 3.30m)

REAR BEDROOM  
12'3" x 12'11" (3.73m x 3.94m)

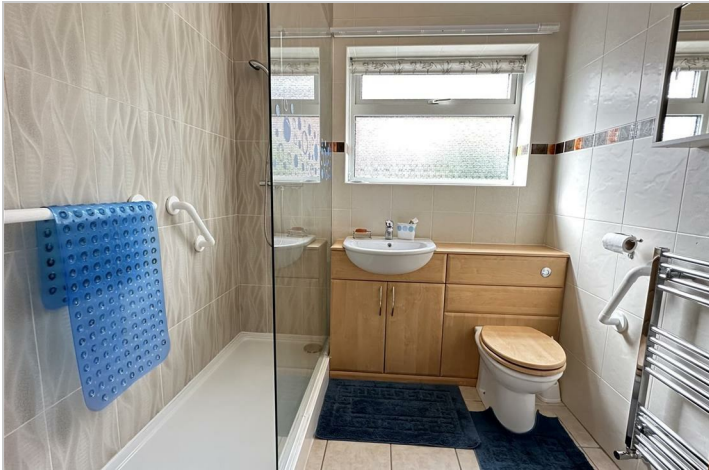
REAR BEDROOM  
10'10" x 11'1" (3.30m x 3.38m)

SHOWER ROOM/WC  
6'11" x 6'10" (2.11m x 2.08m)

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.





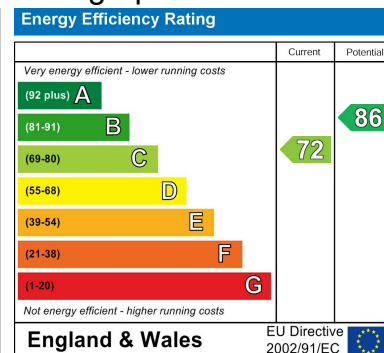




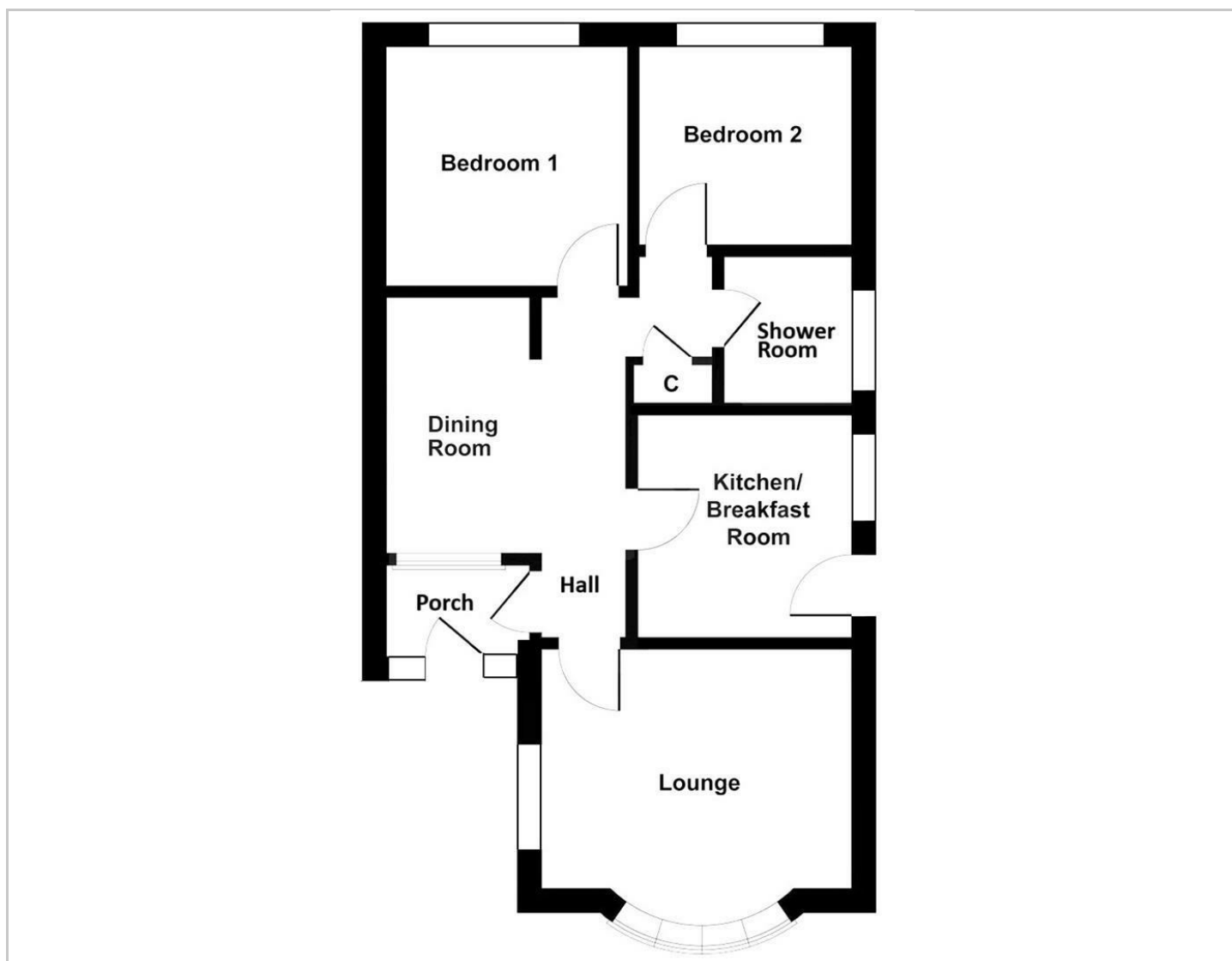
## Map



## EPC graph



## Floor Plan



## VIEWING

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

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