



## Ludham Grove, Elm Tree, Stockton-On-Tees, TS19 0XH

This spacious and well presented detached bungalow is positioned on a generous corner plot and is offered for sale with the advantage of no onward chain. Situated on the popular Elm Tree development, the property is conveniently located close to local amenities including Sainsbury's Supermarket and bus routes providing easy access into Stockton Town Centre.

The accommodation is warmed by a gas central heating boiler, is fully double glazed, and offers well proportioned rooms throughout. An inviting hallway leads into a light and spacious lounge/dining room with feature fireplace, a modern kitchen/breakfast room, and a sun room with direct access into the garage. There are two double bedrooms, both fitted with robes, along with a larger than average single bedroom. The modern bathroom is fitted with a shower over the bath.

Externally, the property benefits a good sized garage and a wide block paved driveway providing off road parking for a number of vehicles.

The gardens are equally impressive, with a neat lawn to the front enclosed by low level privet hedging, while the rear enjoys a south facing aspect, beautifully maintained lawns, mature planting, and a spacious paved patio area ideal for outdoor entertaining.

£300,000





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HALL

LOUNGE/DINING ROOM

21'1" x 17'8" (6.43m x 5.38m)

KITCHEN

10'10" x 10'7" (3.30m x 3.23m)

SUN ROOM

11'8" x 5'8" (3.56m x 1.73m)

BEDROOM ONE

11'10" x 9'7" (3.61m x 2.92m)

BEDROOM TWO

11'10" x 8'9" (3.61m x 2.67m)

BEDROOM THREE

8'5" x 7'1" (2.57m x 2.16m)

BATHROOM

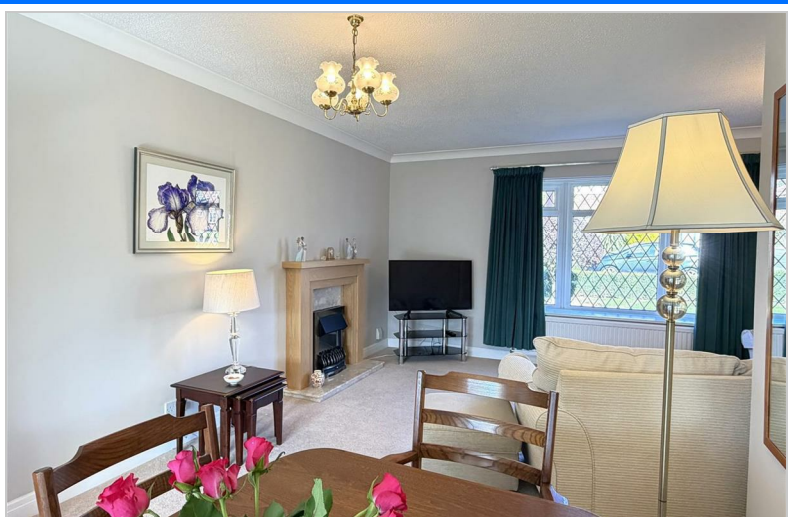
8'9" max x 8' (2.67m max x 2.44m)

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.





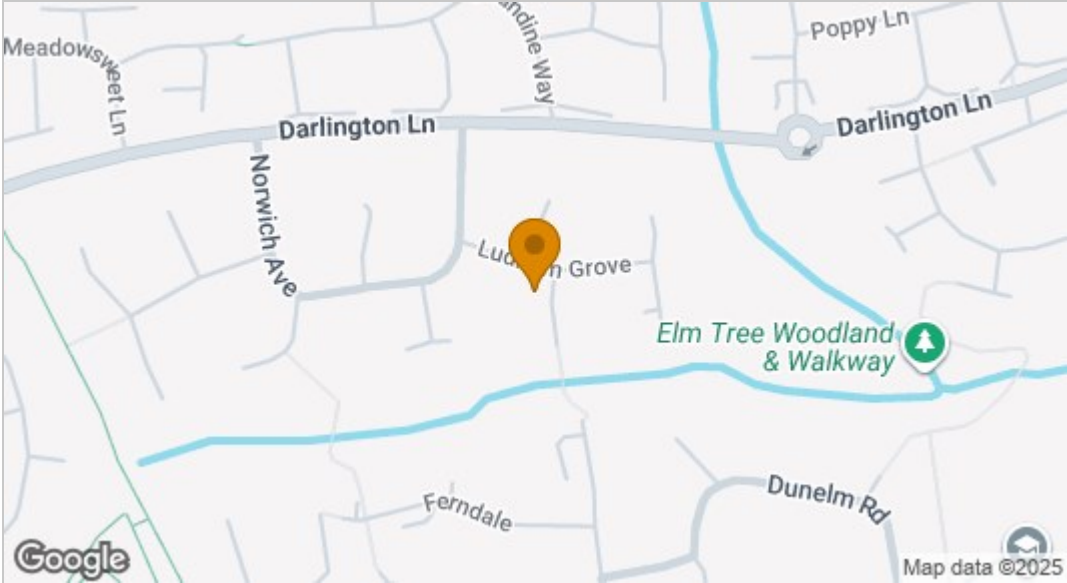




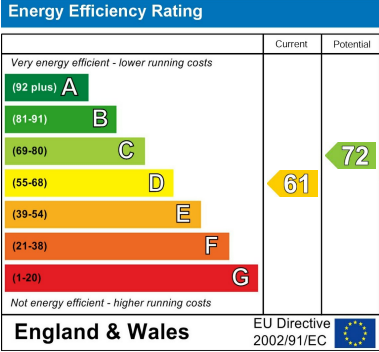




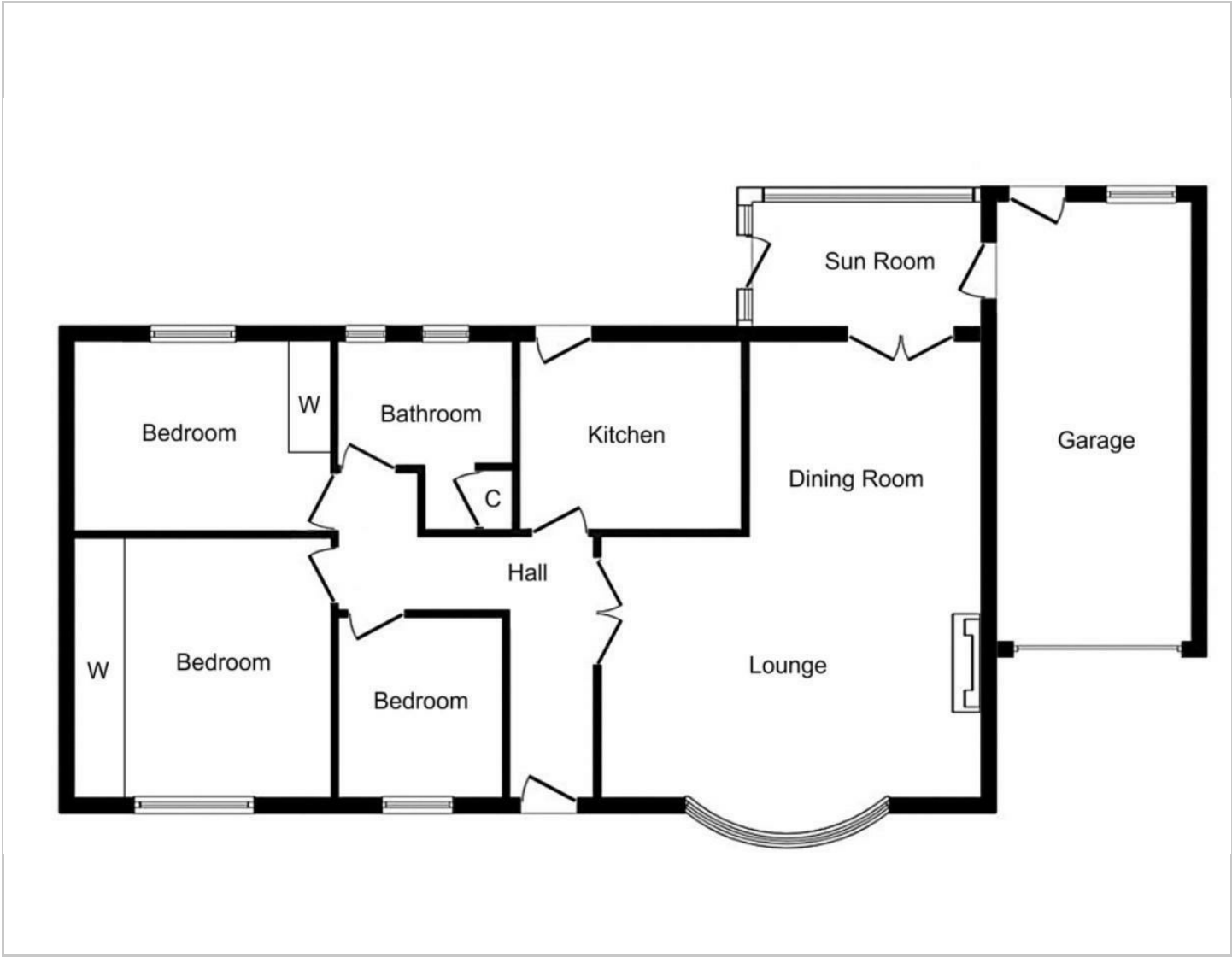
Map



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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