



Saltney Road
Stockton-On-Tees

£245,000
ENERGY RATING: C-69

A much larger property than may first appear, we are delighted to offer this beautifully presented three double bedroom semi-detached bungalow in this highly sought after location of the Glebe estate in Norton. Comprising; entrance porch, welcoming hallway, lounge overlooking the front garden, large modern kitchen/dining room, utility room, three double bedrooms (one of which is currently used as a second sitting room with French doors opening to the garden), newly fitted combi boiler and a stunning newly installed four-piece bathroom. There is a lawned garden to the front, a block paved driveway, garage and a private South-West facing rear garden with large lawn & patio area. Located close to the very popular Norton High Street with fantastic restaurants, bars, The Green & duck pond and offer easy access to major transport links. Energy Rating: C-69. Council Tax Band: C £2076.44



- Very Spacious Semi-Detached Bungalow
- Three Double Bedrooms
- Large Modern Kitchen/Dining Room
- Stunning New 4-Piece Bathroom

Entrance Porch

Composite Entrance Door, wooden part glazed door leading to:

Hallway

Access to part boarded loft, coving and a radiator.

Lounge

5.61m x 3.84m (18'4" x 12'7")

Large front & side aspect UPVC double glazed windows, feature fireplace with marble hearth & an inset gas living flame fire, coving, radiator and double doors opening to:

Kitchen/Dining Room

3.90m x 5.60m (12'9" x 18'4")

Two side aspect UPVC double glazed windows and door opening to the utility room. A range of cream shaker style base & wall units with marble effect rolled worksurfaces and tiled splashbacks incorporating a stainless sink unit with mixer tap, electric hob with oven below and stainless steel extractor hood over. Space for concealed washing machine, storage cupboard, laminate flooring, spot lights and two radiators.

Utility Room

Side & rear aspect UPVC double glazed windows and a rear aspect UPVC door opening to the garden, space for fridge/freezer.



- South-West Facing Rear, Drive & Garage
- Beautifully Presented. Highly Popular Location
- Newly Fitted Combi Boiler
- Council Tax Band: C £2076.44
- Energy Rating: C-69



Bedroom One

3.94m x 3.73m (12'11" x 12'2")

Front aspect UPVC double glazed window, coving and a radiator.



Bedroom Two/Sitting Room

3.94m x 3.28m (12'11" x 10'9")

Rear aspect UPVC double glazed window, coving and a radiator.

Bedroom Three

3.9m (at max.) x 3.33m (12'9" (at max.) x 10'11")

Rear aspect UPVC double glazed window, coving and a radiator.



Bathroom

Rear aspect UPVC double glazed window, stunning modern white 4-piece suite comprising; freestanding double ended bath with mixer tap, floating vanity unit housing wash basin, low level WC with concealed cistern and a double walk-in enclosure with thermostatic mixer shower. Fully tiled walls & floor and a heated towel rail.



Externally

There is an open lawned garden to the front of the property with a block paved driveway to the side leading to a single garage with up & over door. A gate to the side of the garage leads to an enclosed South-West facing, private rear garden with lawn, stone patio and established borders.

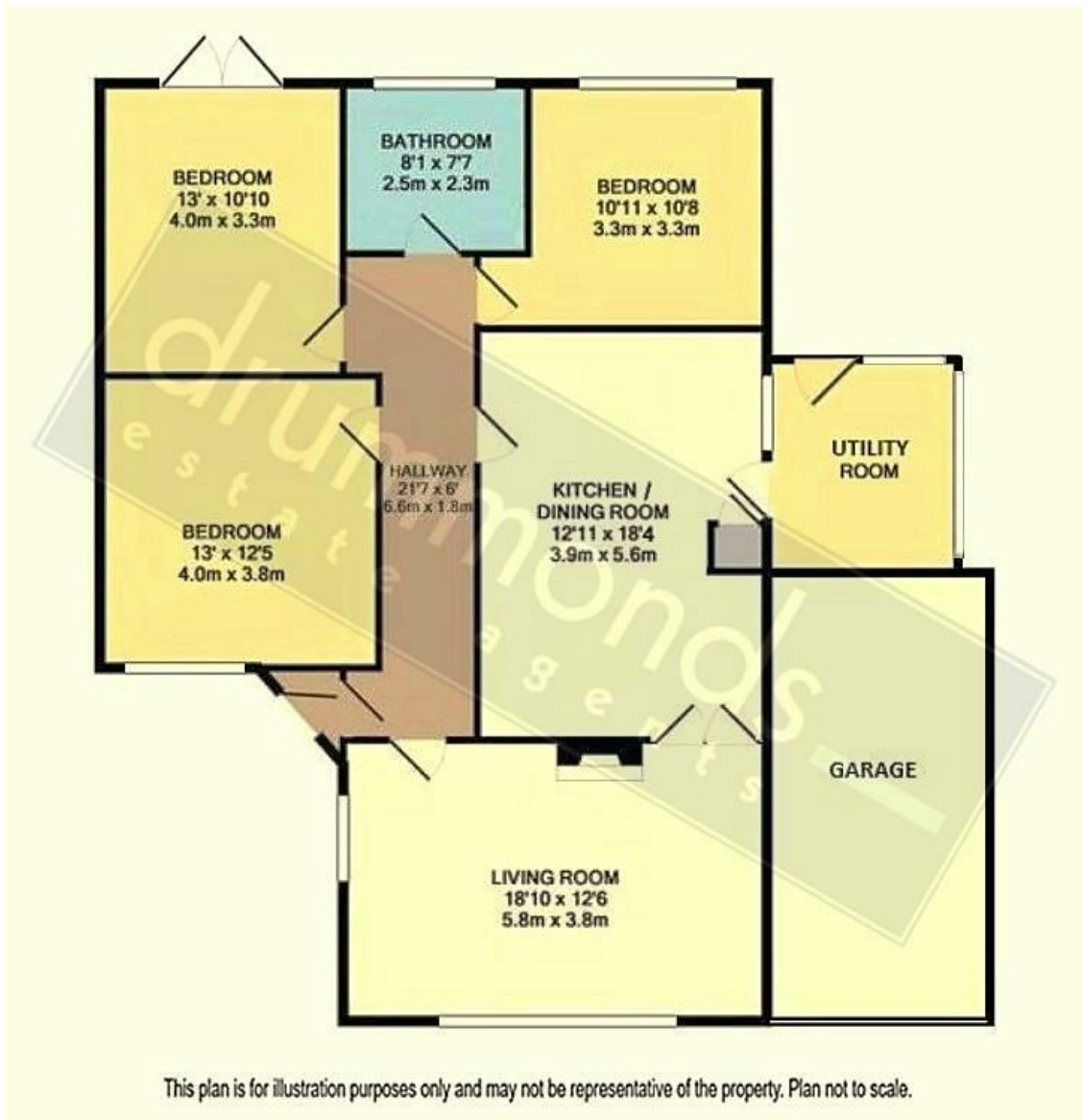




Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - 1140.00 sq ft
Tenure - Freehold



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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