



Barlborough Avenue  
Stockton-On-Tees

£250,000

ENERGY RATING: D-64

A spacious three bedroom detached bungalow set on a large corner plot on the popular Whitehouse Farm Estate. The accommodation comprises; entrance hall, L-shaped lounge/dining room, kitchen, three bedrooms, conservatory and bathroom. There are extensive lawns to the front and side of the property with a large enclosed garden to the rear. The property also boasts numerous parking options with a blocked paved driveways, a carport and two detached garages. Offered with No Forward Chain!! Energy Rating: D-64. Council Tax Band: D (£2,336.00).



- Three Bedroom Detached Bungalow
- Spacious L-Shaped Lounge/Diner
- Large Corner Plot
- Drive, Carport & 2 Detached Garages

## Entrance Hall

UPVC entrance door with leaded feature light and UPVC double glazed side panel, coving and a radiator.

## L-Shaped Lounge/Dining Room

7.28m (max.) x 5.38m (23'10" (max.) x 17'7")

Front aspect UPVC double glazed bow window & a rear aspect UPVC double glazed window overlooking the garden, feature fireplace, coving and two radiators.

## Kitchen

3.78m x 2.86m (12'4" x 9'4")

Rear aspect UPVC double glazed window & door opening to the garden. A range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating 1½ bowl sink unit with mixer tap, gas cooker with extractor hood over, integrated fridge, space & plumbing for a washing machine, pantry, storage cupboard and tiled walls and floor.

## Bedroom One

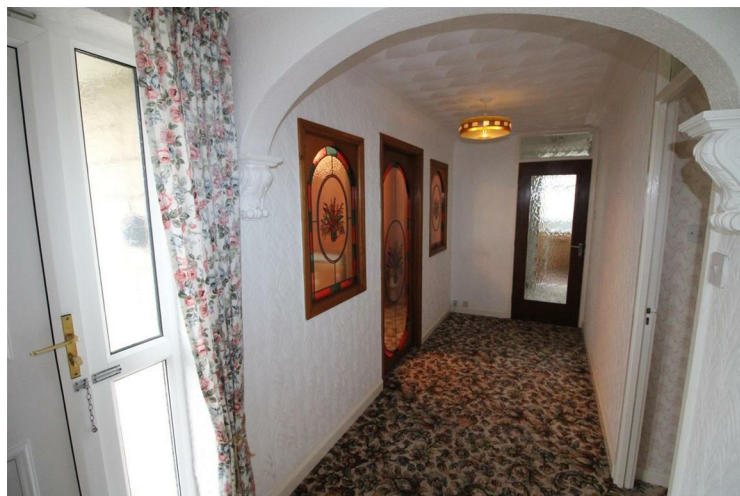
3.14m x 3.62m (10'3" x 11'10")

Front aspect UPVC double glazed window, fitted wardrobes, cupboards & drawers, coving and a radiator.

## Bedroom Two

3.41m x 3.72m (11'2" x 12'2")

Side aspect UPVC double glazed window, fitted wardrobes, cupboards & drawers, coving and a radiator.



- Very Popular Location
- No Forward Chain!!
- Energy Rating: D-64
- Council Tax Band: D (£2,336.00)



### Bedroom Three

2.74m x 2.83m (8'11" x 9'3")

Rear aspect UPVC double glazed window, coving, radiator and side aspect sliding patio doors opening to:

### Conservatory

2.51m x 3.45m (8'2" x 11'3")

Brick dwarf wall & UPVC construction with rear aspect French doors opening to the garden and a tiled floor.



### Bathroom

Rear aspect UPVC double glazed window, panel enclosed spa bath, vanity unit housing wash basin, low level WC and a corner walk-in cubicle with electric shower, fully tiled walls, spot lights and a heated towel rail.

### Externally

Set on a very large corner plot, with open lawns to the front & side and a block paved driveway from Tollerton Close which leads to a detached garage. There is a second block paved driveway and carport which leads to a second larger detached garage (6.8m x 3.4m) to the other side of the property. To rear is an enclosed garden, mostly lawned with large patio and a garden shed.



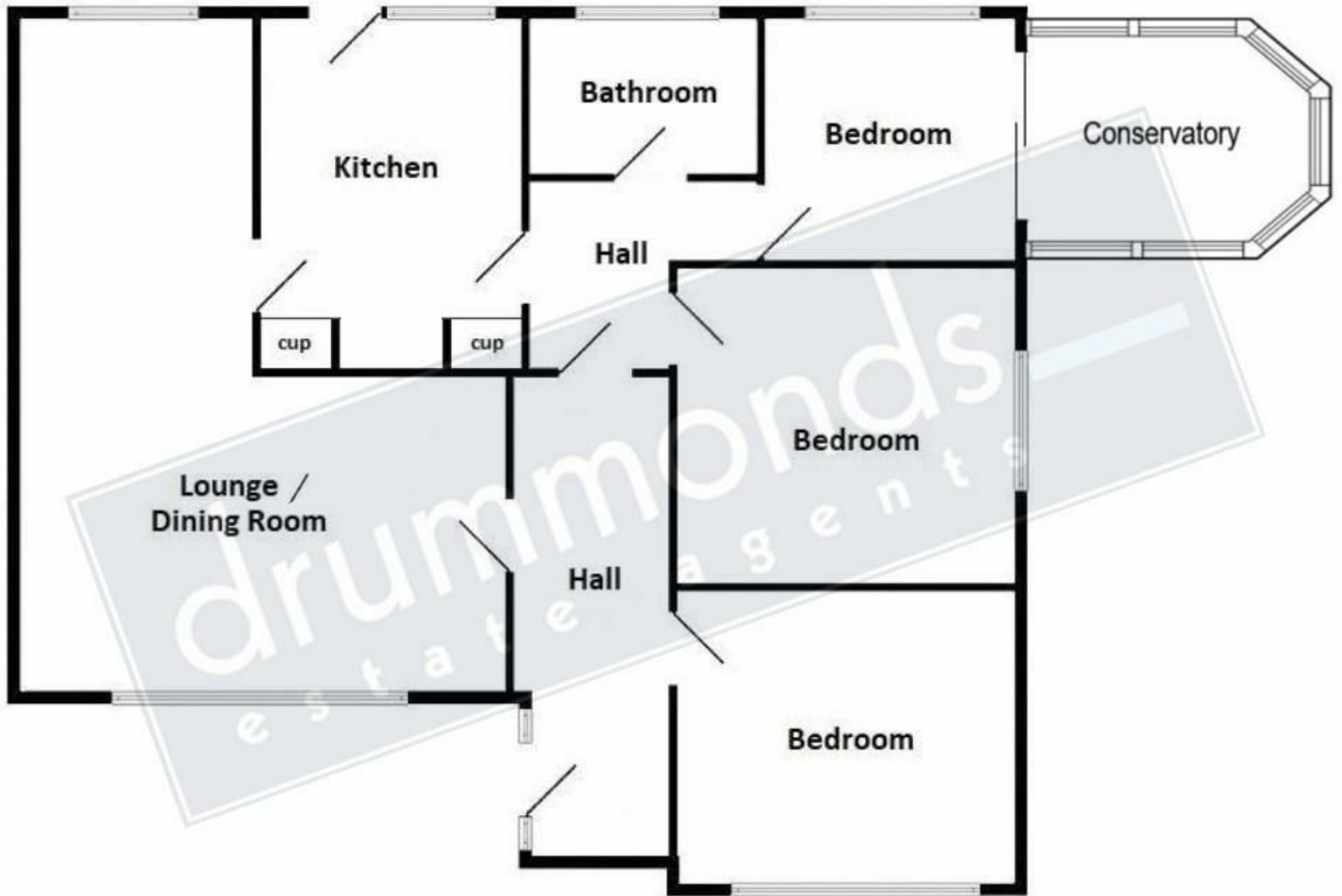




## Additional Information

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

**Floor Area** - sq ft  
**Tenure** - Freehold



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | 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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