



Measham Close  
Stockton-On-Tees

Offers Over £180,000  
ENERGY RATING: TBC

A beautifully refurbished semi-detached bungalow offering a delightful blend of comfort and modern living. Offering a spacious lounge with media wall, two double bedrooms, excellent modern kitchen with integrated appliances and shower room. There are low maintenance gardens to the front and rear of the property and an imprinted concrete driveway providing parking. Located in a popular neighbourhood, in a small & quiet cul-de-sac and offered with the benefit of no onward chain. Energy Rating: C-70. Council Tax Band: B (£1,816.88).



- Refurbished Semi-detached Bungalow • Two Double Bedrooms • Modern Kitchen & Shower Room • Low Maintenance Gardens & Driveway

## Entrance Hall

Composite entrance door with feature light and a UPVC double glazed side panel, meter & storage cupboards, coving spot lights, radiator and access to part boarded loft via pull down ladder.

## Lounge

**4.45m x 3.06m (14'7" x 10'0")**

Front aspect UPVC double glazed bow window, feature media wall with built-in flame effect electric fire. Coving to ceiling and a radiator.

## Kitchen

**2.74m x 2.79m (8'11" x 9'1")**

Side aspect UPVC double glazed window and a rear aspect UPVC door leading to the garden. A range of modern high gloss units with wood effect worksurfaces & matching upstand incorporating sink & mixer tap, gas hob with extractor hood over and a built-in oven. Integrated washing machine, fridge and freezer.

## Bedroom One

**4.57m (max.) x 3.35m (14'11" (max.) x 10'11")**

Rear aspect UPVC double glazed window, fitted wardrobes with matching dressing table & bedside cabinets, coving and a radiator.

## Bedroom Two

**2.73m x 2.80m (8'11" x 9'2")**

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

## Shower Room

Side aspect UPVC double glazed window, recently fitted suite comprising; walk-in double cubicle with thermostatic mixer shower, vanity unit housing wash basin & low level WC with concealed cistern. Fully tiled walls & floor, UPVC clad ceiling with spotlights and a heated towel rail.

## Externally

There is an open gravelled garden to the front of the property with an imprinted concrete driveway to the side. To the rear is an enclosed, low maintenance garden with substantial patio, artificial lawn, large wooden storage shed and a summer house.



- Popular & Quiet Cul-de-sac • Energy Rating: C-70 • Council Tax Band: B (£1,816.88) • NO ONWARD CHAIN!!





MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 70      |                         |
| (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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