



Watling Close
Stockton-On-Tees

£145,000
ENERGY RATING: TBC

Located in a small & quiet cul-de-sac in the highly desirable area of The Glebe, Norton and a short walk to the picturesque Village Green and High Street with a vast array of amenities, restaurants and bars. The property offers great potential, requiring some modernisation and briefly comprising; entrance porch, lounge, inner hall, kitchen/diner, two good size bedrooms and a bathroom. There is a lawn to the front with a driveway & garage to the side and an enclosed garden to the rear. Energy Rating: D-68. Council Tax Band: B (£1,906.46). NO FORWARD CHAIN!!



- Two Bedroom Bungalow • Lounge & Kitchen/Diner • Gardens, Drive & Garage • Very Popular Location • Small Quiet Cul-de-sac

Entrance Porch

UPVC entrance door with leaded lights and a front aspect UPVC double glazed window.

Lounge

4.27m x 3.46m (14'0" x 11'4")

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



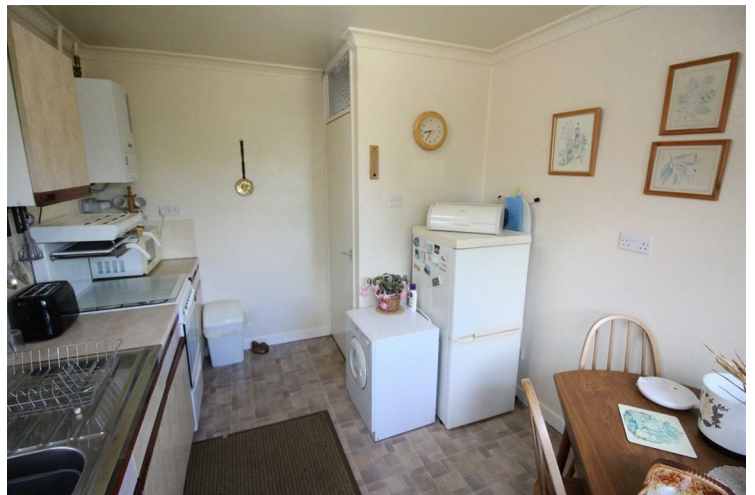
Inner Hall

Airing cupboard and access to loft.

Kitchen/Diner

3.38m x 2.72m (11'1" x 8'11")

Side & rear aspect UPVC double glazed windows and a door leading to the garden. Base & wall units with rolled worktops & tiled splashbacks incorporating a stainless steel sink unit. Space for gas cooker, space & plumbing for washing machine, wall mounted boiler and a radiator.



Bedroom One

4.18m (into wardrobes) x 3.46m (13'8" (into wardrobes) x 11'4")

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



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Bedroom Two

2.69m x 2.72m (8'9" x 8'11")

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

Bathroom

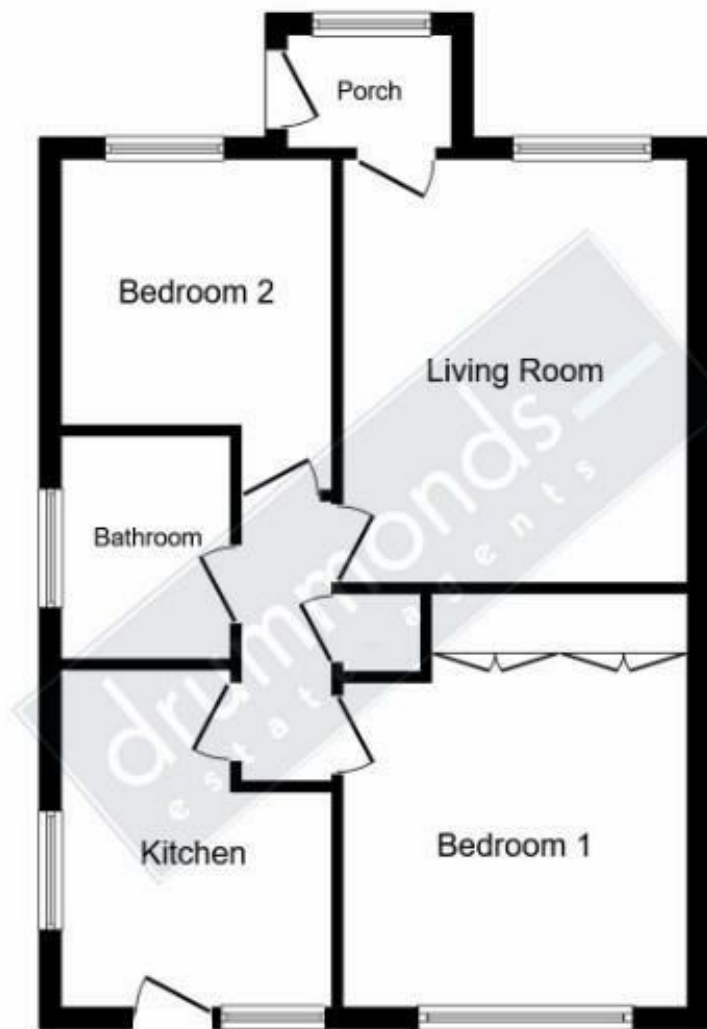
Side aspect UPVC double glazed window, panel enclosed bath with mixer tap & showerhead over, pedestal wash basin, low level WC, tiled walls and a radiator.



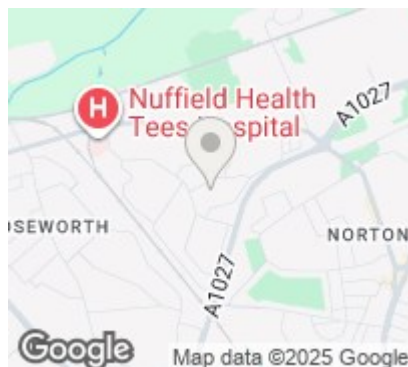
Externally

There is a small lawned garden to the front of the property and a long driveway to the side leading to a detached garage. To the rear is an enclosed garden, mostly lawn with established shrubs & trees and a patio area.





Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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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