



Whitton Road
Stockton-On-Tees

£175,000
ENERGY RATING: D-60

Situated in a highly sought-after location, this well-presented three-bedroom semi-detached bungalow offers comfortable single-level living with attractive gardens and generous off-road parking. The property features a bright living room, a practical fitted kitchen, three versatile bedrooms and shower room/WC. Outside, there are well-maintained gardens to the front and rear, a long driveway and a detached garage. Located close to shops, bus routes, parks and amenities, with easy access to Stockton town centre and major road links. Ideal for those looking to downsize. Early viewing is highly recommended! NO FORWARD CHAIN!!



- Semi-detached Bungalow • Three Bedrooms • Well Maintained Gardens • Long Drive & Detached Garage

Entrance Hall

UPVC entrance door, laminate flooring, radiator and access to boarded loft via wooden pull-down ladder.

Lounge

4.24m x 3.66m (13'10" x 12'0")

Front aspect UPVC window, marble feature fireplace with electric fire, coving and a radiator.

Bedroom One

3.59m x 2.92m (11'9" x 9'6")

Front aspect UPVC double glazed window, wardrobes, drawers and a radiator.

Bedroom Two

3.48m x 3.13m (11'5" x 10'3")

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

Bedroom Three

2.59m x 1.82m (8'5" x 5'11")

Side aspect UPVC double glazed window and a radiator.

Kitchen

2.41m x 2.64m (7'10" x 8'7")

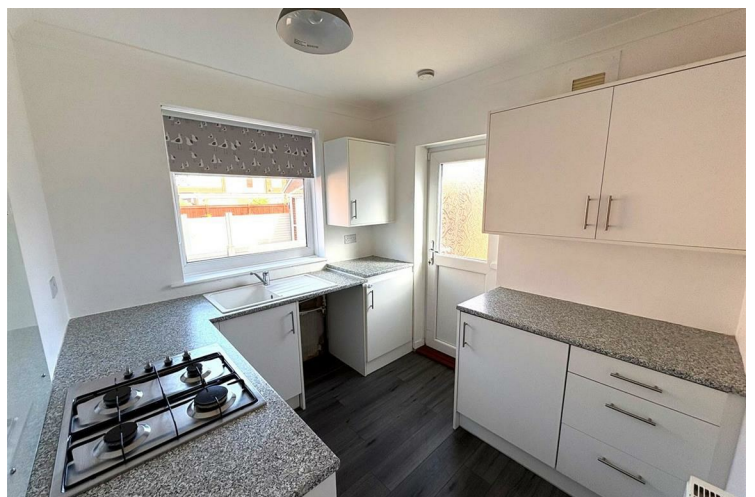
Side aspect UPVC double glazed window & a rear aspect UPVC door opening to the garden. Base & wall units with rolled worksurfaces incorporating sink & mixer tap and gas hob with oven below & glass splashback. Integrated fridge, space & plumbing for washing machine and a radiator.

Shower Room/WC

Side aspect UPVC double glazed window, corner enclosure with electric shower, pedestal wash basin and a low level WC. Fully tiled walls, radiator and a storage cupboard housing recent combi boiler.

Externally

There are well maintained gardens to the front and rear of the property, with a long driveway to the side providing off-street parking for a number of vehicles and leads to a detached garage.



- Sought After Location • Energy Rating: D-60 • Council Tax Band: B (£1,906.46) • NO FORWARD 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		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(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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