



## 5 Benwell Close

Elm Tree, Stockton-On-Tees, TS19 0UH

**Offers in excess of £200,000**



A Charming Detached Bungalow Located In The Sought-After Benwell Close, Elm Tree, Stockton-on-tees. This Property Boasts A Delightful Setting In A Cul De Sac, Offering Peace And Tranquillity.

Upon Entering, You Are Greeted By A Cosy Reception Room, Perfect For Relaxing Or Entertaining Guests. The Bungalow Features Two Lovely Bedrooms, Providing Ample Space For A Small Family.

One Of The Highlights Of This Property Is The Extended Sunroom With Bifold Doors, Allowing Natural Light To Flood The Space And Creating A Seamless Connection To The Outdoors. Imagine Enjoying Your Morning Coffee In This Bright And Airy Room!

The Extended Detached Garage Adds Convenience And Extra Storage Space, While The West-Facing Garden Is Ideal For Soaking Up The Afternoon Sun Or Hosting Summer Barbecues With Friends And Family.



The Vendor Informs Us The Sun Room Roof Is A Lightweight Material With Tile Effect. The Garage Roof Is A Polycarbonate Type Material. The Gas Combi Boiler Is A 'Viasmann' Installed Around 7 Years Ago With An Annual Service History. The Kitchen & Bathroom Are Around 5 Years Old.

**Location**

Take A Turn Off Elm Tree Avenue Onto Barrington Avenue, Then A Left Onto Benwell Close. The Property Sits On The Left-Hand Side.

- Our Lady & St Bede School - 3 Minute Drive / 10 Minute Walk
- White House Primary School - 3 Minute Drive / 10 Minute Walk
- Elm Tree Store - 2 Minute Drive / 5 Minute Walk
- The Elm Tree Pub - 2 Minute Drive / 5 Minute Walk

Distance Times Estimated Using Google Maps.

**Entrance Porch**

uPVC Double Glazed Door & Window, Storage Cupboard, Door Leading To The Hallway.

**Lounge/Dining Room**

18'9" x 10'5" (5.74m x 3.20m)  
Space For A Dining Table & Chairs, Door Leading To The Inner Hallway, Radiator, uPVC Double Glazed Windows x2.

**Bedroom One**

11'8" to fitted wardrobes x 8'9" (3.58m to fitted wardrobes x 2.69m)  
Fitted Wardrobes, Radiator, uPVC Double Glazed Window & Velux Skylight Window.

**Bathroom**

Fitted With A Three Piece White Suite Comprising; Bath With Shower Over, Hand Wash Basin, W/C, uPVC Double Glazed Window, Radiator.

**Inner Hallway**

Doors Leading To The Living Room, Kitchen, Two Bedrooms & Bathroom.

**Bedroom Two**

11'9" x 7'5" ext to 8'8" (3.58m x 2.26m ext to 2.64m )  
Fitted Sliding Wardrobes, Radiator, uPVC Double Glazed Window.

**Kitchen**

9'10" x 8'9" (3.00m x 2.67m)  
Fitted With A Range Of Base, Wall & Drawer Units, Worksurface Incorporating A Sink Unit & Mixer Tap, Built-In Oven, Hob With Extractor Fan Above, Integrated Fridge Freezer, Door Leading To The Garden Room.

**Sun Room**

6'0" x 5'10" (1.83m x 1.80m )  
uPVC Double Glazed Door Bi-Folding Doors Leading To The Rear Garden, Radiator.

**Loft Space**

Partially Boarded With Pull Down Timber Ladder.

**Detached Garage**

20'4" x 10'5" ( 6.22m x 3.18m)  
Remote Controlled Electric Roller Door.

**Energy Efficiency Rating: D**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: C**

Council Tax Estimate £2,091

**Disclaimer**

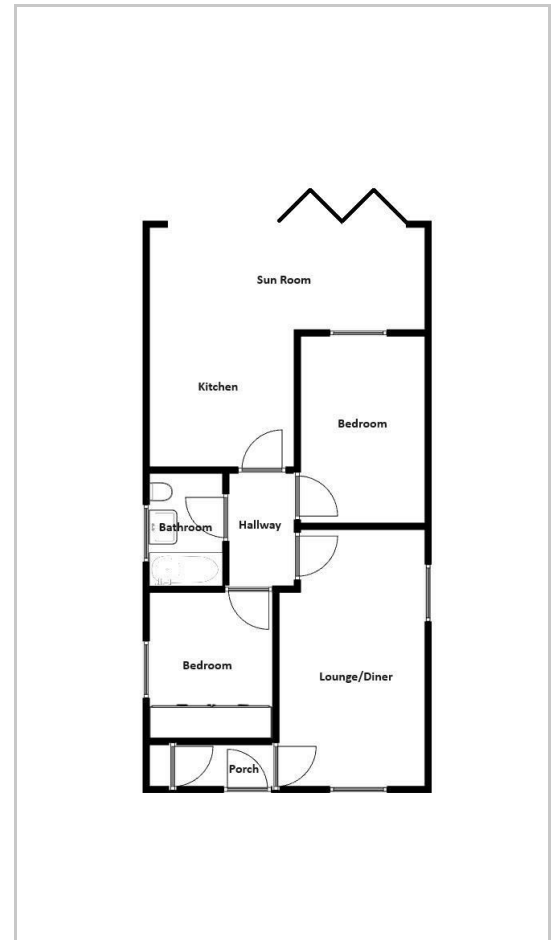
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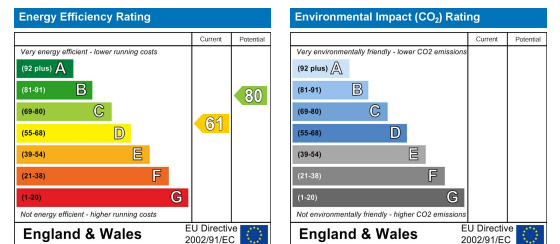
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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