



We are pleased to offer for sale a two bedroom detached bungalow which stands on a good sized plot in a pleasant cul de sac location in the sought after Glebe area of Norton close to all amenities.

The property offers spacious accommodation with a conservatory to the rear and the benefit of gas central heating and upvc double glazing. A particular feature of the property is a larger than average garage, long driveway and south west facing rear garden.

Hensley Court is located off The Glebe in a popular residential area close to local shops, schools for all age groups, regular bus services and only a short drive from Norton High Street and Green.

Offered for sale with the benefit of no onward chain and viewing is highly recommended.

Hensley Court, Stockton-On-Tees, TS20 1TE

2 Bed - Bungalow - Detached

£170,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

 **SMITH &
FRIENDS**
ESTATE AGENTS

Hensley Court, Stockton-On-Tees, TS20 1TE

The accommodation briefly comprises: Entrance Porch, 19' open plan Lounge/ Dining Room with feature fireplace and electric fire, fitted Kitchen with built in oven and hob, Inner Hall, Bedrooms 1 with french doors leading to the Conservatory, Bedroom 2 and Shower Room/ wc with a modern white suite.

Low maintenance pebbled front garden with established shrubs. Long concrete drive with water tap and larger than average detached brick garage. Low maintenance split level rear garden enclosed by timber fencing which is approximately south west facing.

Entrance Porch
5'10 x 3'6 (1.78m x 1.07m)

Lounge/ Dining Room
19'8 x 15'4 narrowing to 12'4 (5.99m x 4.67m narrowing to 3.76m)

Kitchen
9'4 x 8'10 (2.84m x 2.69m)

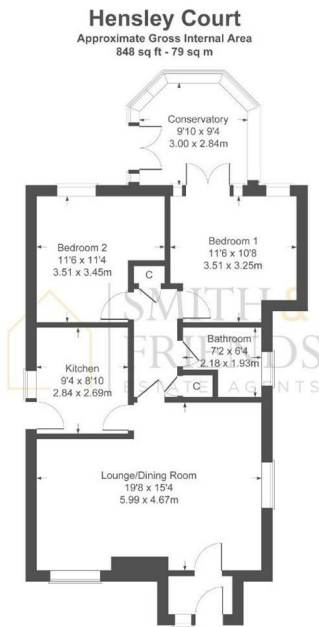
Inner Hall
9'4 x 2'10 (2.84m x 0.86m)

Bedroom 1
11'6 x 10'8 (3.51m x 3.25m)

Conservatory
9'10 x 9'4 (3.00m x 2.84m)

Bedroom 2
11'6 x 11'4 narrowing to 8'4 (3.51m x 3.45m narrowing to 2.54m)

Bathroom/ Wc
7'2 x 6'4 (2.18m x 1.93m)



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	67	
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

