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Fantastic space throughout !!! This 3/4 bedroom detached bungalow situated on Letch Lane has come to the market ready to purchase with no forward chain. The bungalow has two reception rooms, a fitted kitchen and cloakroom. There are three double bedrooms, hallway and a spacious bathroom. External: Detached garage and gated driveway.

Set close to the stunning village of Carlton.

Briefly comprises:

Entrance Hall, Large L shaped lounge/diner ideal for entertaining, good sized family bathroom, three great size bedrooms, spacious fitted kitchen . To the rear of the property there is another large reception room which could be used for multi purpose. The rear hall there is a separate WC and entrance door leads to the side/rear garden and garage.

**Letch Lane, Stockton-On-Tees, TS21 1EG**

**3 Bed - Bungalow - Detached**

**Starting Bid £220,000**

**EPC Rating: D**

**Council Tax Band: E**

**Tenure: Freehold**



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ESTATE AGENTS

# Letch Lane, Stockton-On-Tees, TS21 1EG



## ENTRANCE PORCH

Via front door with carpet, storage cupboards, radiator and loft access.

## HALLWAY

**15' x 7' (4.57m x 2.13m)**

Door to rear, double glazed window to rear aspect, radiator, uPVC door to side, laminate flooring and part carpeted.

## CLOAKROOM/WC

**5'3 x 4'1 (1.60m x 1.24m)**

Fully tiled with WC, wash hand basin and laminate flooring.

## LOUNGE

**12'10 x 18'4 (3.91m x 5.59m)**

Double glazed window to front aspect, double doors to rear, fire and surround, carpet flooring, two radiators, window to rear aspect and coved ceiling.

## DINING ROOM

**15'8 x 12'8 (4.78m x 3.86m)**

Two radiators, double glazed double doors to rear, carpet flooring, coved ceiling and wall lights.

## KITCHEN

**14'6 x 8'5 (4.42m x 2.57m)**

Double glazed window to side aspect, electric oven and hob, cooker hood, breakfast bar, radiator and tiling.

## BEDROOM 1

**15'7 x 10'9 (4.75m x 3.28m)**

Double glazed window to front aspect, carpet and radiator.

## BEDROOM 2

**10'3 x 11'11 (3.12m x 3.63m)**

Double glazed window to side aspect, radiator and carpet.

## BEDROOM 3

**12'2 x 7'10 (3.71m x 2.39m)**

Double glazed window to side aspect, fitted wardrobes, radiator, coved ceiling and carpet.

## BATHROOM

**9'2 x 5'11 (2.79m x 1.80m)**

## OUTSIDE

To the front there is a driveway and garage providing ample parking facilities. The front garden is lawned with shrubs and borders.



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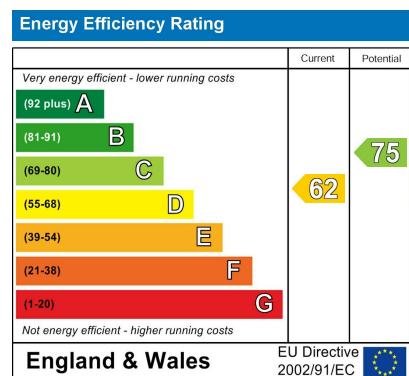


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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 and conveyancing 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

