



This fantastic 2/3 bedroom semi detached bungalow comes to the market with Smith & Friends Estate Agents offering great space throughout. The bungalow comprises of a good size lounge, bathroom, fitted kitchen and three bedrooms. Externally: Excellent driveway for ample parking, garage with electric door and low maintenance gardens. No forward chain.

**Kimble Drive, Stockton-On-Tees, TS17 0BS**

**3 Bedroom - Bungalow - Semi Detached**

**£165,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: C**



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**ENTRANCE**

**13'1 x 2'9 (3.99m x 0.84m)**

Via uPVC double glazed door to side aspect.  
Loft access with ladder.

**LOUNGE**

**18'9 x 11'4 (5.72m x 3.45m)**

Double glazed window to front aspect, carpet, radiator and coving to ceiling.

**DINING ROOM/BEDROOM 3**

**7'6 x 10'9 (2.29m x 3.28m)**

uPVC French doors to rear aspect, wood flooring and radiator.

**KITCHEN**

**9'10 x 7'5 (3.00m x 2.26m)**

Fully tiled kitchen with double glazed window to side aspect, tiled flooring, one and a half sink, electric hob.

**BEDROOM 1**

**12' x 10'6 (3.66m x 3.20m)**

Double glazed window to rear aspect, coving to ceiling, carpet and radiator.

**BEDROOM 2**

**7'3 x 9'4 (2.21m x 2.84m)**

Double glazed window to rear aspect, carpet and radiator.

**BATHROOM**

**6'1 x 5'5 (1.85m x 1.65m)**

Corner shower cubicle and shower, WC, vanity wash hand basin, double glazed window and tiled flooring.

**OUTSIDE**

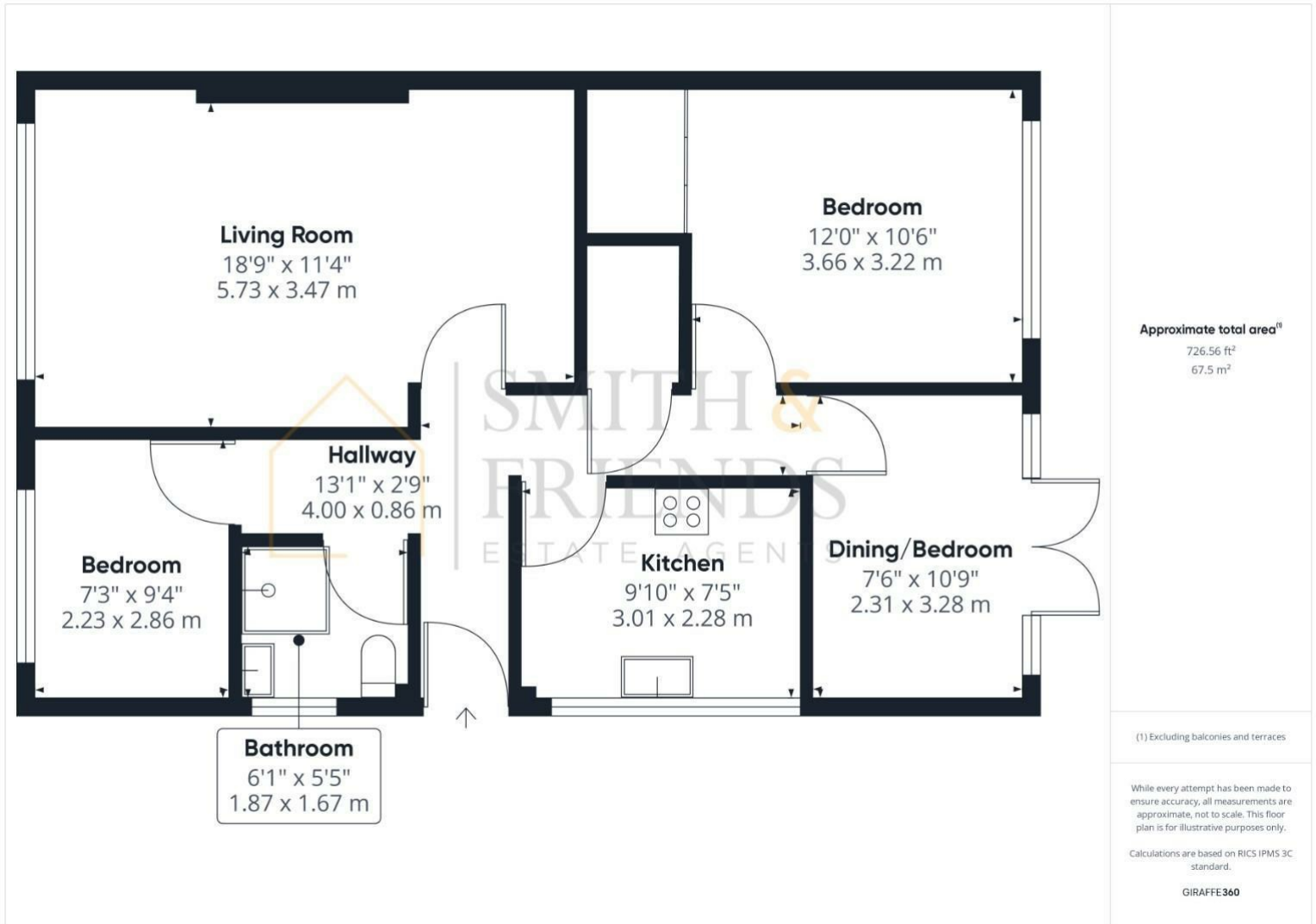
The front of the property has a gravelled area for easy maintenance in addition to a driveway and garage providing ample parking for several cars. The rear garden is also gravelled with paved patio area and enclosed by timber fencing.



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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. We 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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	

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