



Remodelled and much improved detached bungalow that comes with viewing strongly recommended. Positioned on a lovely plot with open aspect front views, this lovely property is immaculately presented and will appeal to a variety of potential buyers with its versatile layout and contemporary finish. The layout comprises of: entrance porch, lounge/dining area, modern fitted kitchen, inner hallway, two good size bedrooms and a stunning family bathroom. Externally, the enclosed rear garden is mainly laid to lawn with a paved patio. Driveway and garage is accessed from the rear.

**Kinloss Walk, Stockton-On-Tees, TS17 9QW**

**2 Bed - Bungalow - Detached**

**£195,000**

**EPC Rating: D**

**Council Tax Band: D**

**Tenure: Freehold**



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### **ENTRANCE PORCH**

uPVC double glazed glass panelled door, door into:

### **LOUNGE**

**19'2 x 15'4 (5.84m x 4.67m)**

uPVC double glazed window, living flame 'coal' effect gas fire with surround, radiator.



### **KITCHEN**

**11'6 x 8'7 (3.51m x 2.62m)**

Fitted with a range of wall, base and drawer units with matching worktops and co-ordinated splashback tiling, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and double oven, integrated dishwasher, fridge and freezer, plumbing for washing machine, uPVC double glazed window, uPVC double glazed glass panelled door.



### **INNER HALLWAY**

### **FAMILY BATHROOM/WC**

Modern white and chrome suite with panelled bath, shower over and glass shower screen, wash hand basin with vanity storage, low level WC, co-ordinated tiled walls, radiator, uPVC double glazed window.



### **BEDROOM 1**

**11'9 x 8'7 (3.58m x 2.62m)**

uPVC double glazed window to rear, fitted wardrobes, radiator.

### **BEDROOM 2**

**11'9 x 7'11 (3.58m x 2.41m)**

Fitted wardrobes, radiator, glass panelled doors opening into the conservatory.



### **CONSERVATORY**

**11'3 x 8'10 (3.43m x 2.69m)**

uPVC double glazed door opening onto the rear garden.

### **EXTERNALLY**

The enclosed rear garden is mainly laid to lawn with a paved patio. The driveway and GARAGE is accessed from the rear. The open plan front garden is laid to lawn with open aspect views.



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# Kinloss Walk, Stockton-On-Tees, TS17 9QW

## Kinloss Walk

Approximate Gross Internal Area  
786 sq ft - 73 sq m



GROUND FLOOR  
Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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