



This fantastic bungalow has come to the market chain free and vacant possession. The property comprises of an entrance hallway, spacious modern fitted kitchen, a spacious lounge, modern bathroom with walk in shower and two bedrooms, with the master bedroom having fitted robes. The bungalow has recently been renovated and the presentation is to a great standard. External: Gardens to the front & rear with driveway for ample parking. Location: Cunningham Drive is close to Ingelby Barwick, Thornaby Town Centre, local schools, shops and amenities. A174 and A19 North & South are close by for easy access. Ready to move straight into the purchaser will not be disappointed.

**Cunningham Drive, Stockton-On-Tees, TS17 9HE**

**2 Bed - Bungalow**

**£149,950**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Cunningham Drive, Stockton-On-Tees, TS17 9HE



## ENTRANCE HALLWAY

7'1 x 4'5 (2.16m x 1.35m)

Front door, radiator, carpet flooring and low level storage cupboard.

## HALLWAY

2'10 x 6'1 (0.86m x 1.85m)

Storage, carpet and loft access via pull down ladder.

## LOUNGE

12'3 x 15'8 (3.73m x 4.78m)

Carpet, radiator and double glazed window to front aspect.

## KITCHEN

7'1 x 10'6 (2.16m x 3.20m)

Sink and drainer, electric hob and oven, free standing fridge/freezer, radiator, flooring and part tiling.

## BEDROOM 1

8'11 x 13' (2.72m x 3.96m)

Fitted wardrobes, carpet, radiator and double glazed window to rear aspect.

## BEDROOM 2

10'5 x 8'9 (3.18m x 2.67m)

Double glazed window to rear aspect, radiator and carpet flooring.

## BATHROOM

7'6 x 6'1 (2.29m x 1.85m)

Walk-in shower, heated towel rail, vanity wash hand basin, WC and double glazed window to side aspect.

## EXTERNALLY

The front garden is laid to lawn with driveway providing off street parking. The rear garden is also laid to lawn in addition to having a storage shed.

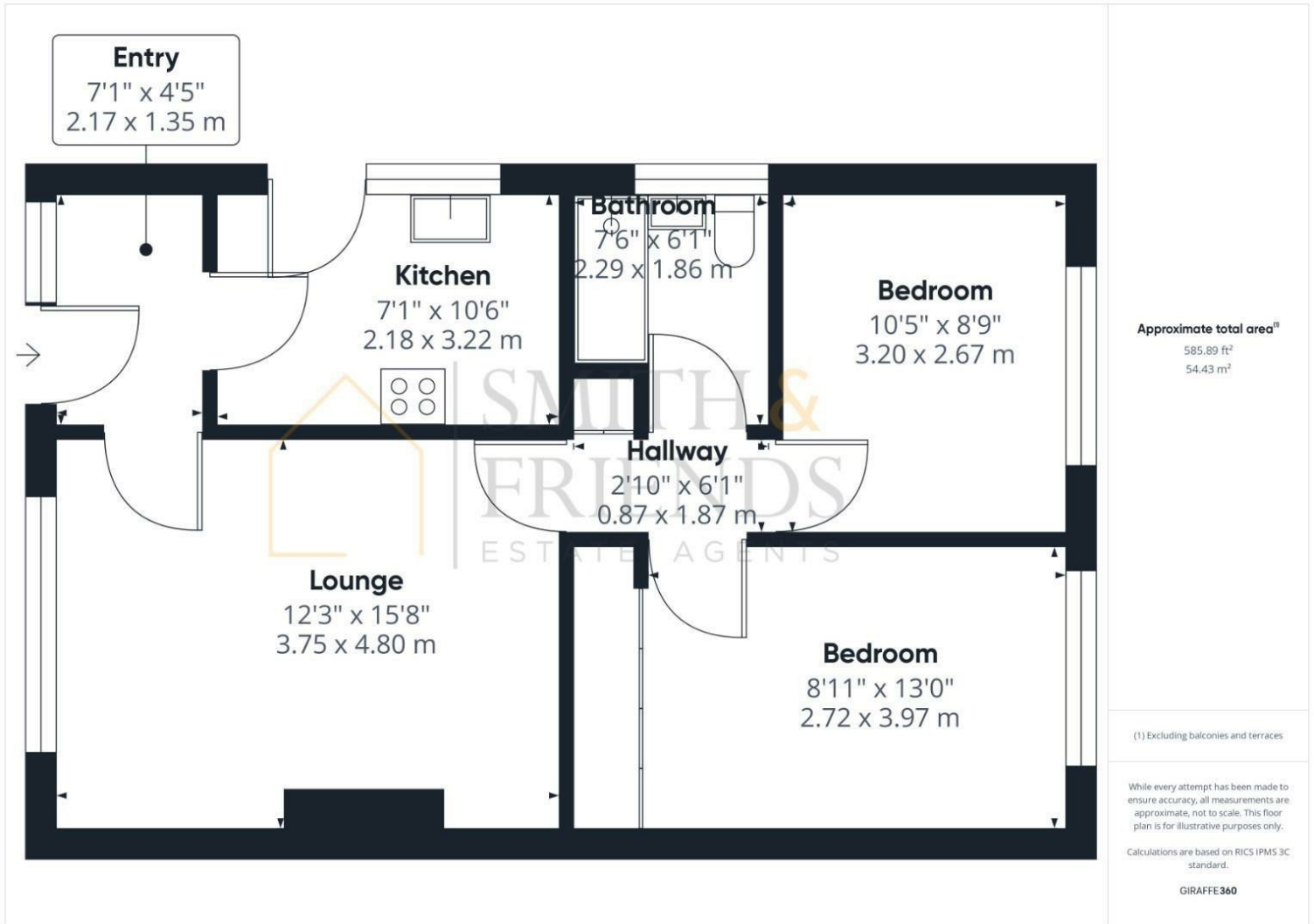


Cunningham Drive, Stockton-On-Tees, TS17 9HE



[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# Cunningham Drive, Stockton-On-Tees, TS17 9HE



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			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

