



This grand detached bungalow has come to the market set back in a secluded/private area off The Avenue. This wild card bungalow offers enormous potential throughout and has a great deal to offer. Some of the original features are still present internally and would make a fantastic home. Comprising of three bedrooms, three reception rooms, a conservatory, a modern bathroom, modern kitchen, separate wet room, cloakroom/utility room and a study area. External: The beautiful rear garden has been well maintained and runs along the whole width of the property. Double garage with a roller door, integral garage access and a long driveway, with a private road to access the property. Location: The Avenue is located in the popular area of Fairfield and has shops/local amenities close by. This property is chain free with vacant possession. Call Smith & Friends to arrange any viewings. Please
 Note: This property is a steel frame built.

The Avenue, Stockton-On-Tees, TS19 7ES

3 Bedroom - Bungalow - Detached

£350,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: F



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ESTATE AGENTS

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ENTRANCE PORCH

8'10 x 7'1 (2.69m x 2.16m)

Via double glazed front door with tiled flooring.

ENTRANCE HALLWAY

3'11 x 28'7 (1.19m x 8.71m)

Original door into entrance porch, radiator, coved ceiling, carpet flooring and loft access.

LOUNGE

17'8 x 25'11 (5.38m x 7.90m)

Open plan lounge with fire and surround, three radiators, coved ceiling, wall lights, carpet, two double glazed bay windows, archway into dining room and patio doors into conservatory.

CONSERVATORY

12'4 x 9'1 (3.76m x 2.77m)

Double glazed double doors to rear aspect and tiled flooring.

DINING ROOM

15'1 x 12'10 (4.60m x 3.91m)

Double glazed patio doors to rear aspect, carpet, open plan with kitchen, radiator.

HOBBY ROOM/BEDROOM

11'10 x 12'1 (3.61m x 3.68m)

Fire and surround, carpet, double glazed window to side aspect and radiator.

KITCHEN

14'6 x 13' (4.42m x 3.96m)

Open plan with dining room, double glazed window to side aspect, laminate flooring, electric hob, integrated appliances, spot lights, coving to ceiling and Cream modern wall and base units.

LOBBY

11'7 x 12'3 (3.53m x 3.73m)

Laminate flooring, double glazed window to rear aspect, double glazed doors to front driveway, radiator and coved ceiling.

CLOAKROOM

5'7 x 5'6 (1.70m x 1.68m)

Vanity WC, vanity wash hand basin, coved ceiling, tiled flooring and two double glazed windows to rear aspect.

BEDROOM ONE

15' x 13'9 (4.57m x 4.19m)

Double glazed bay window to rear aspect, carpet, radiator and fitted wardrobes.

BEDROOM TWO

11'10 x 13' (3.61m x 3.96m)

Radiator, carpet, coved ceiling and internal single glazed window.

UTILITY

11'7 x 5'1 (3.53m x 1.55m)

Double glazed window to rear aspect, sink and door access to garage.

BATHROOM

10' x 11'3 (3.05m x 3.43m)

Double glazed window to front aspect, tiled flooring, spot lights, two heated towel rails, bath, hand held shower wand, WC and vanity curved wash hand basin.



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WET ROOM

10' x 4'10 (3.05m x 1.47m)

Fully tiled wet room with shower cubicle, WC, wash hand basin, radiator, spot lights, radiator and double glazed window to side aspect.

GARAGE

20'4 x 19'11 (6.20m x 6.07m)



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Approximate total area⁽¹⁾
2444.91 ft²
227.14 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(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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