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This two bedroom semi detached bungalow has come to the market located on the lovely Letch Lane. The bungalow has no forward chain and the beautiful rear garden is not overlooked. Comprising of an entrance hallway, two bedrooms, two reception rooms, bathroom and a fitted kitchen. The bungalow is in need of some modernisation but offers so much potential externally and internally. Located close to surrounding villages, shops and local amenities are a short drive away.

Letch Lane, Stockton-On-Tees, TS21 1EE

2 Bed - Bungalow - Semi Detached

Starting Bid £140,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Letch Lane, Stockton-On-Tees, TS21 1EE



HALLWAY

8'11 x 2'11 (2.72m x 0.89m)

LOUNGE

9'11 x 12' (3.02m x 3.66m)

Carpet, fire surround and internal single glazed window.

DINING ROOM

13' x 11'8 (3.96m x 3.56m)

Storage heater, windows to rear and side aspects, laminate flooring, storage cupboard and wall light.

KITCHEN

7'7 x 11'1 (2.31m x 3.38m)

Fully tiled kitchen with window to rear aspect, tiled flooring and electric hob.

BEDROOM ONE

11'6 x 9' (3.51m x 2.74m)

Double glazed window, carpet and storage heater.

BEDROOM TWO

9'1 x 8'7 (2.77m x 2.62m)

Double glazed window to front aspect, carpet and storage heater.

BATHROOM

5'11 x 8'6 (1.80m x 2.59m)

Fully tiled bathroom, carpet, bath, shower, wash hand basin, WC and two double glazed windows to side aspect.

EXTERNAL

Garage, driveway and spacious rear garden mainly laid to lawn.

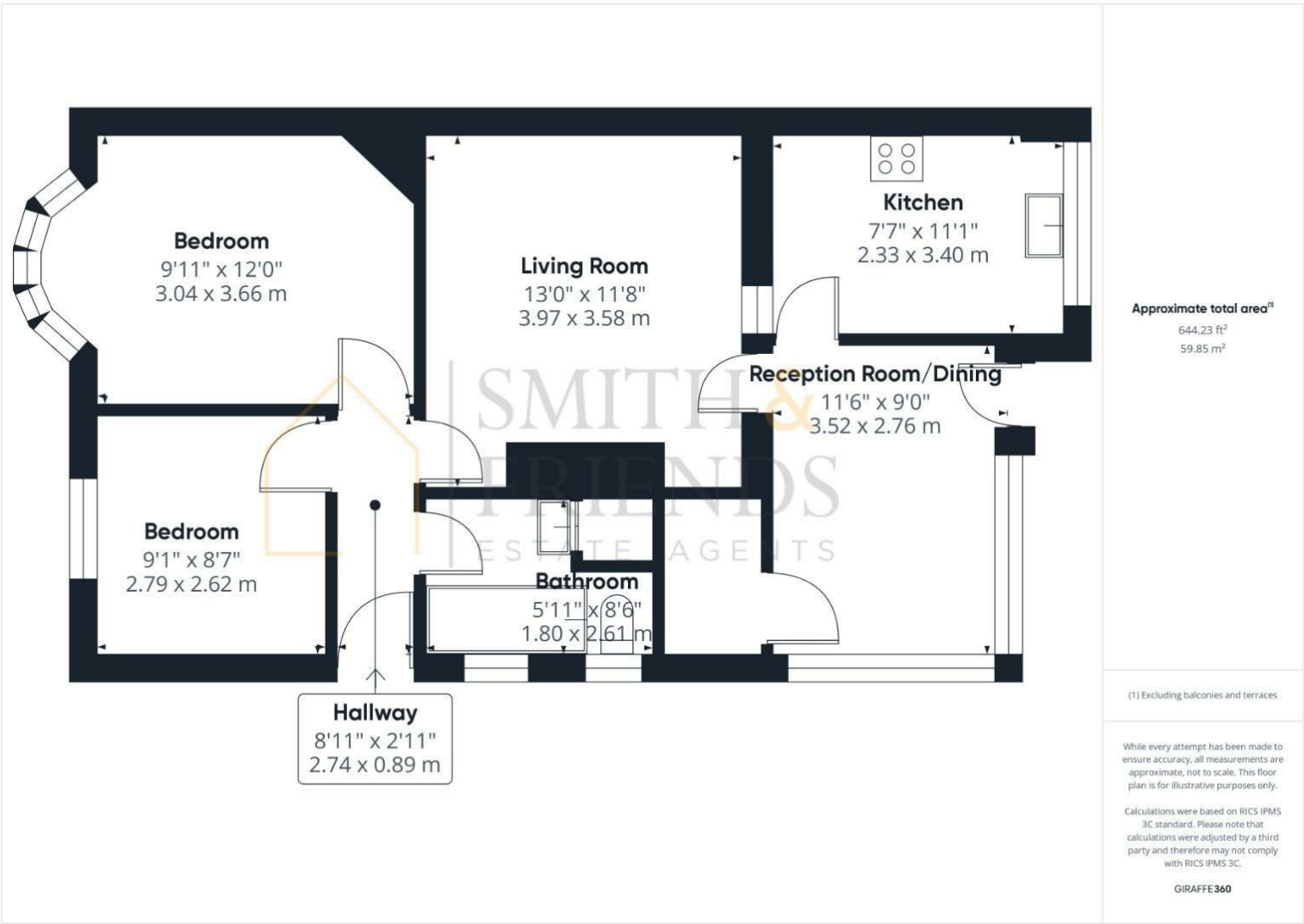


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not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

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