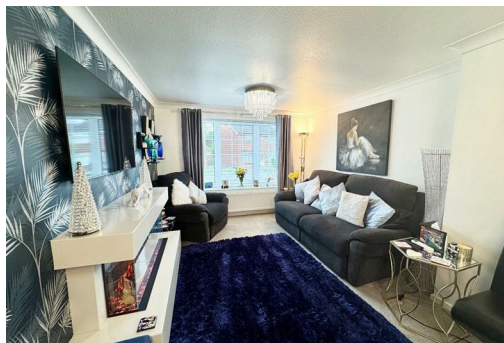




#### Beautifully Presented Bungalow with No Forward Chain

This immaculate and stylishly decorated bungalow is offered to the market with no forward chain, making it an ideal move-in-ready home. Finished to a high standard throughout, the property requires no major internal or external work, offering peace of mind and immediate comfort.

The modern kitchen is well-appointed with an integrated oven/grill, fridge and freezer, microwave, washing machine and a practical built-in storage cupboard. Off the entrance lobby, you'll find a spacious lounge featuring a high-end, integrated feature fireplace, providing a welcoming and contemporary living space.

There are two generously sized double bedrooms, and the sleek, modern bathroom boasts a walk-in shower with a dual waterfall shower system for a touch of luxury.

#### External Features:

A detached garage with power, lighting, and additional storage space is located to the rear, while a generous side driveway provides off-road parking for up to three vehicles.

#### Location:

Conveniently located close to local schools, shops, and well-connected bus routes, this property combines comfort, practicality, and an excellent location.

**Barrington Avenue, Stockton-On-Tees, TS19 0UE**

**2 Bed - Bungalow - Detached**

**£235,000**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**



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FRIENDS**  
ESTATE AGENTS



## Barrington Avenue, Stockton-On-Tees, TS19 0UE



### Kitchen

1 x front, 1 x side double glazed window, integrated oven/grill, fridge/freezer, wall full length radiator, fitted storage cupboard and 1 x side entrance door .

### Lobby

Carpet flooring and loft access.

### Lounge

1 x front, 1 side double glazed window, carpet flooring, radiator and wall featured fire.

### Bathroom

1 x side double glazed window, walk in shower, vanity w/c and wash hand basin.

### Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator.

### Bedroom

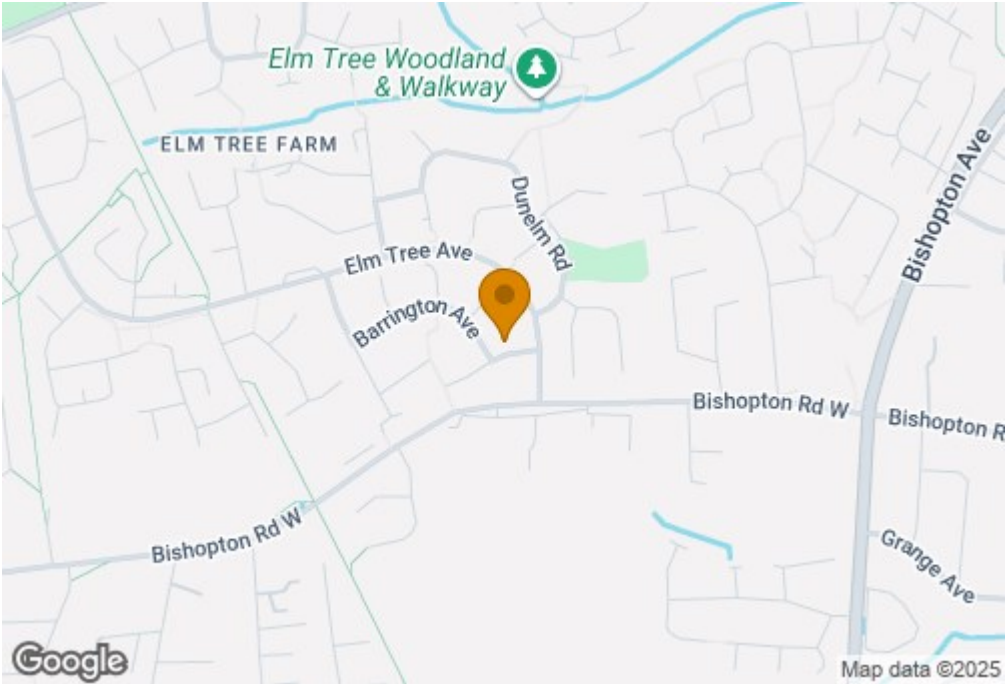
Carpet flooring, 1 x radiator and rear double glazed patio doors.

### External

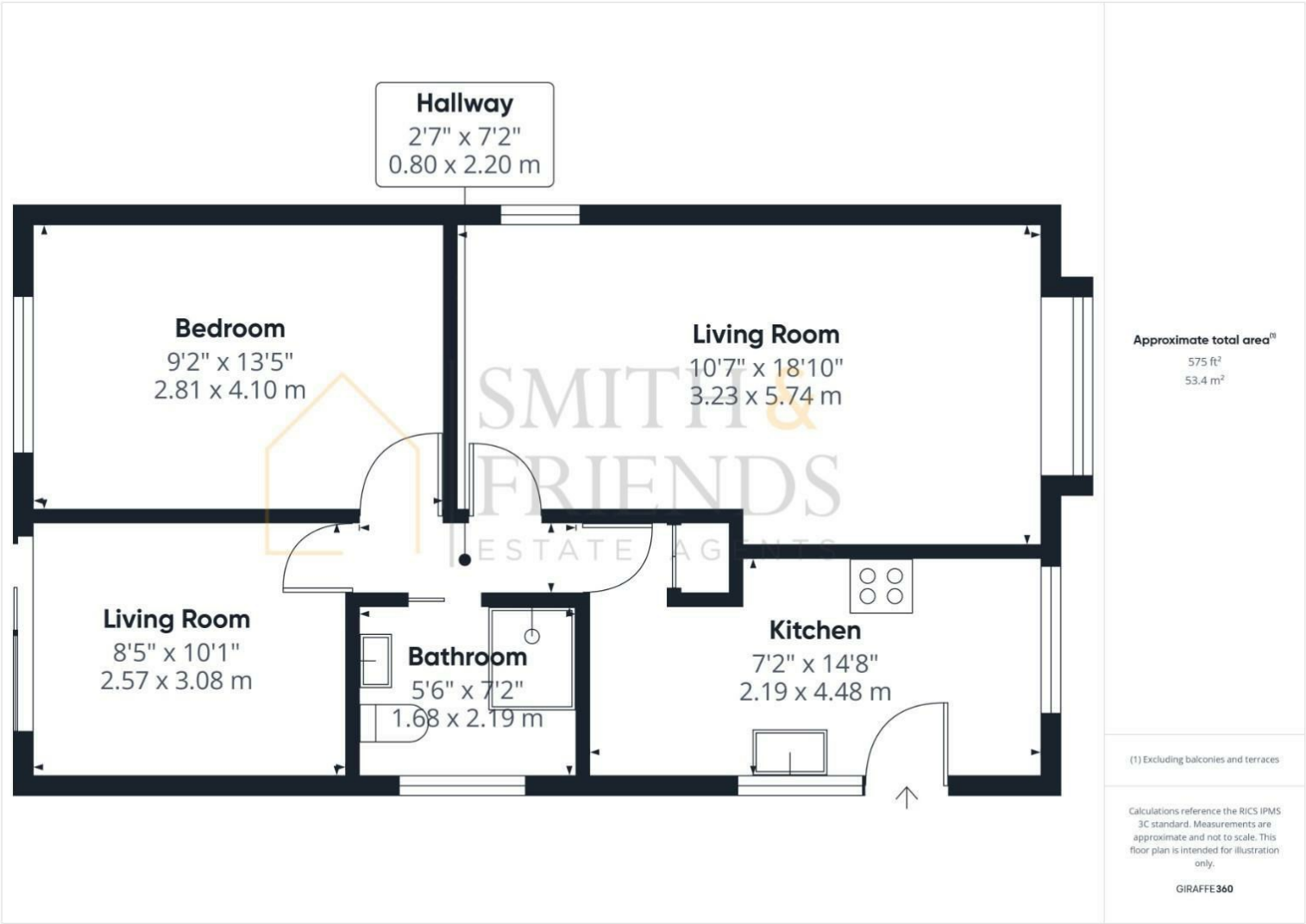
Detached garage with power/light and storage units. Rear garden laid to lawn plants and shrubs. Side generous driveway for ample parking.



Barrington Avenue, Stockton-On-Tees, TS19 0UE



Barrington Avenue, Stockton-On-Tees, TS19 0UE



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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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