



Available with no forward chain this spacious semi detached bungalow in a desirable location of Hartburn comes to the market with Smith & Friends with two bedrooms and a loft room. The property has ample parking facilities having side access driveway and a detached garage. External gardens are both low maintenance complete with blacked paved patio area to the rear. The bungalow comprises of an L shaped entrance hallway, leading to bedroom two which sits to the front of the property and a spacious living area with fire and surround. There is a family bathroom, master bedroom with doors leading to the rear garden and staircase to the loft room. The kitchen is open plan with the conservatory and has the advantage of having a central island as well as some integrated appliances. Greens Grove is set in a quiet cul-de-sac with shops and local amenities close by.

Greens Grove, Hartburn, Stockton-On-Tees, TS18 5AW

3 Bed - Bungalow - Semi Detached

£190,000

EPC Rating:

Council Tax Band: C

Tenure: Freehold



Greens Grove, Stockton-On-Tees, TS18 5AW

Entrance Hallway

10'5 x 2'8 (3.18m x 0.81m)

Laminate flooring, 1 x radiator, 1 x side entrance door, property alarm and covered ceiling.

Lounge

17'11 x 11'8 (5.46m x 3.56m)

Front double glazed bay window, laminate flooring, spotlights, fire/surround, covered ceiling and 1 x radiator.

Conservatory/Summer Room

11'10 x 11'6 (3.61m x 3.51m)

Laminate flooring, 1 x radiator, lighting, 2 x sets of side double doors and open plan with kitchen.

Kitchen

24'4 x 9'9 (7.42m x 2.97m)

Central island, laminate flooring, part tiled, extractor fan, Worcester gas boiler, spot lights, wall and base units.

Bedroom

11'10 x 13'3 (3.61m x 4.04m)

Double rear doors to garden, fitted robes, 1 x radiator and flooring.

Bedroom

8'2 x 10'4 (2.49m x 3.15m)

1 x front double glazed window, 1 x radiator, spot lights and covered ceiling.

Loft Room

Carpet flooring, spots and 2x sky line double glazed windows,

Bathroom

Tiled flooring, 1 x side double glazed window, bath., shower, w/c, wash hand basin, extractor fan and heated towel rail.

External

Front and rear garden low maintenance.

Detached garage - with power and lighting

Driveway parking



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, conveyancing and removal 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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