



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

Set within a convenient and well served location close to local shops, well-regarded schools, bus stops and a pharmacy, this detached bungalow is offered to the market with no onward chain, making it an appealing option for downsizers and anyone seeking comfortable, single level living.

Inside, the property offers versatile accommodation with three bedrooms. One of the bedrooms has been adapted to include a walk in wet-room style shower, a change that can be easily reversed should a traditional bedroom layout be preferred. The extended kitchen provides a practical space, fitted with an integrated oven and hob and offering direct access to the rear garden, ideal for those who enjoy a seamless link between indoor and outdoor living. The generous lounge is situated to the front with an attractive bow window.

Externally, the home benefits from a detached garage and a block paved driveway offering off-street parking. The rear garden features a lawn and patio area, providing a pleasant spot for relaxing or gardening.

A well-placed and practical bungalow with adaptable accommodation, offered chain-free and ready for its next chapter.

Offers In The Region Of £220,000



**LOUNGE**  
18'10" x 10'5" (5.74m x 3.18m)

**KITCHEN**  
22'9" x 8'5" (6.93m x 2.57m)

**BEDROOM ONE**  
13'7" x 9' (4.14m x 2.74m)

**BEDROOM TWO**  
14'11" x 8'6" (4.55m x 2.59m)

**BEDROOM THREE**  
11'9" x 9' (3.58m x 2.74m)

**BATHROOM**  
7'2" x 5'5" (2.18m x 1.65m)

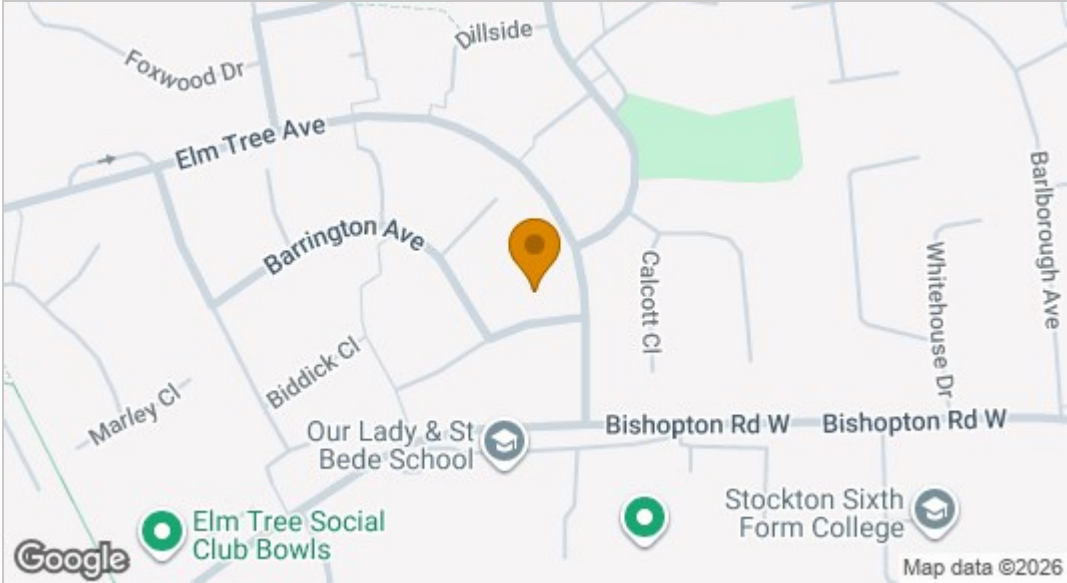
**AML PROCEDURE**  
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



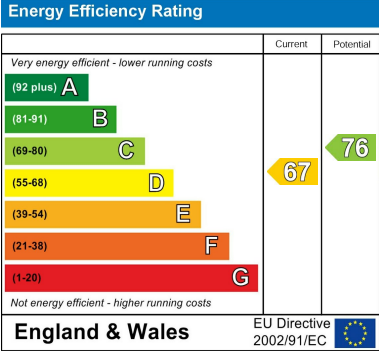




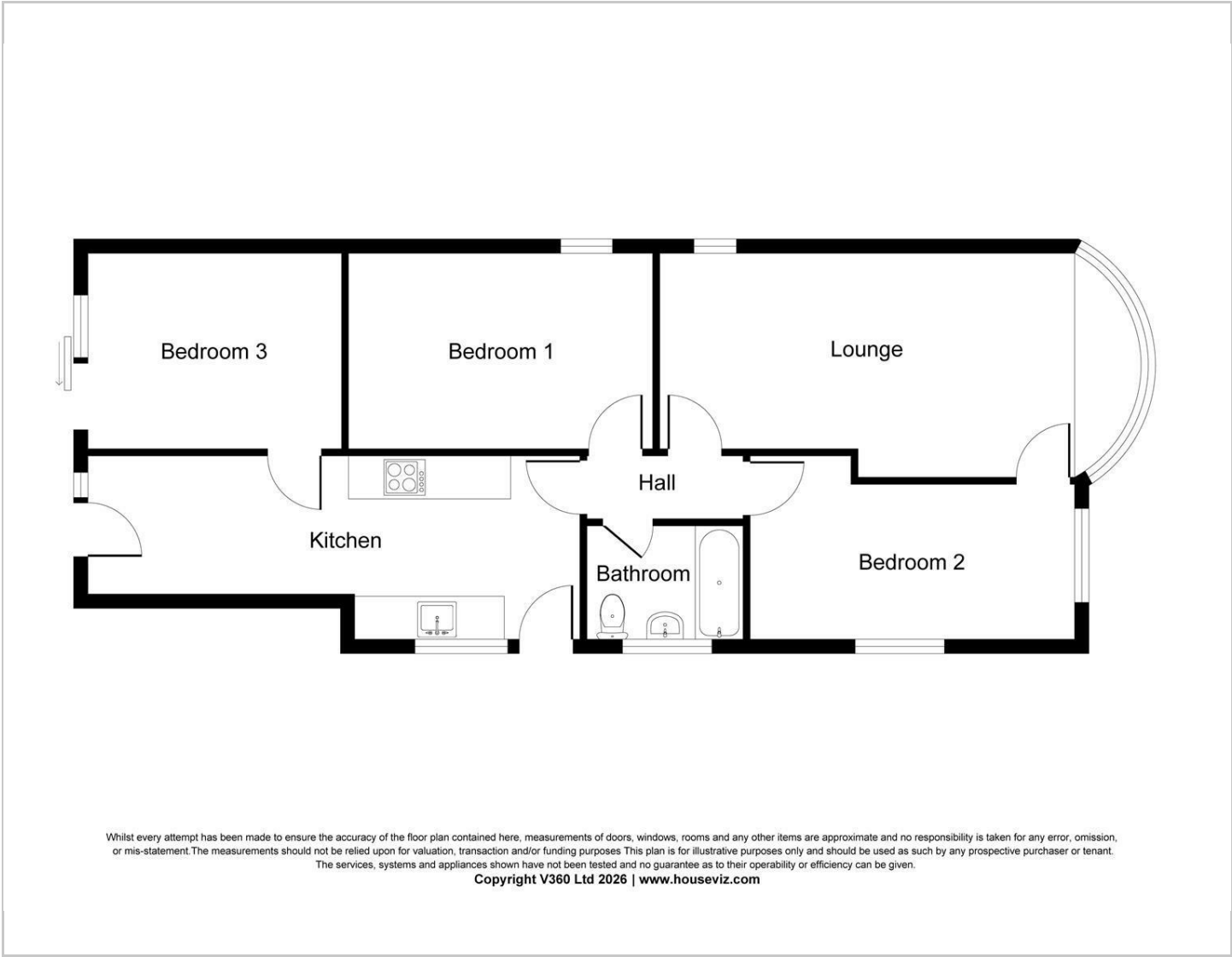
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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