



2 Spruce Road

Woodlands Estate, Stockton-On-Tees, TS19 0ND

Asking price £130,000



Located In The Highly Sought-After Woodlands Estate, This Two-Bedroom Semi-Detached Bungalow Offers An Exciting Opportunity For Buyers Seeking A Home With Great Potential. Attractively Positioned On A Generous Corner Plot, The Property Benefits From A Low-Maintenance Front Garden That Could Be Adapted Into A Private Driveway & A Detached Garage Providing Essential Storage Space Or The Potential For Conversion (STPP).



Full Description

Inside, The Bungalow Presents A Blank Canvas, Ready For Thoughtful Modernisation And Allowing The Next Owner Complete Freedom To Redesign, Upgrade, And Infuse Their Own Style. The Light-Filled Living Spaces Offer A Flexible Layout That Can Easily Be Adapted To Suit Individual Needs, While The Enclosed Rear Garden—Private And Not Overlooked—Provides A Peaceful Outdoor Retreat, Perfect For Alfresco Dining, Gardening, Or Simply Unwinding.

With No Onward Chain And Vacant Possession, This Is A Rare Opportunity In A Prime Residential Location—Ideal For Downsizers Seeking A Manageable Yet Spacious Home, First-Time Buyers Wanting A Foot On The Ladder, Or Anyone Looking For A Project With Excellent Potential.

Location

From Darlington lane, Turn Onto Spruce Road, The Property Is Located On A Corner Plot On The Right Hand Side.

- Stop & Shop, Rochester Rd - 6 Minute Walk
- Rochester Rd Bus Route 15- 6 Minute Walk
- The Mile House Bus Stop - 6 Minute Walk (Routes 13, 57, 58, UTCG, X22)
- The Monkey Tree - 5 Minute Walk
- Norton Village, High Street & Duck Pond - 4 Minute Drive
- Tesco Supermarket - 5 Minute Drive
- Aldi Supermarket - 2 Minute Drive

Distance Times Estimated Using Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

These Details Are Provided In Good Faith But Do Not Form Part Of Any Offer Or Contract. Harper & Co Estate Agents Ltd And Their Staff Are Not Authorised To Make Statements Or Guarantees About The Property.

We Aim For Accuracy, But These Particulars Are Only A General Guide. If There's Something Important To You, Please Contact Us So We Can Confirm The Details—Especially Before Travelling Long Distances To View.

Measurements Are Approximate And Should Not Be Relied Upon As Exact. We Have Not Tested Any Services, Appliances, Or Equipment, So We Recommend That Buyers Arrange Their Own Checks Or Surveys Before Making An Offer.

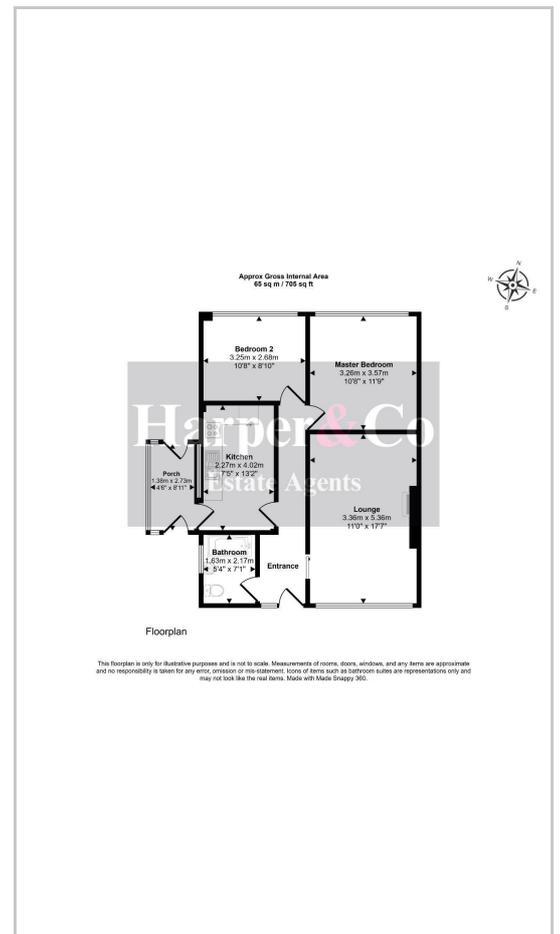
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

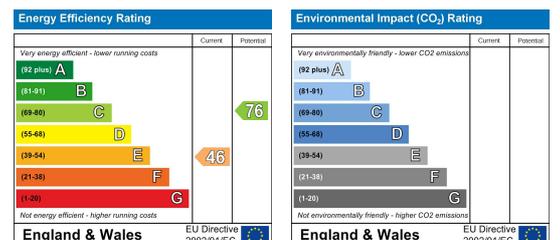
Area Map



Floor Plans



Energy Efficiency Graph



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