



## Elm Tree Avenue, Elm Tree, Stockton-On-Tees, TS19 0UA

An excellent opportunity to acquire this beautifully presented detached dormer bungalow, perfectly suited to family living and positioned within a highly sought after and well regarded residential area. The property enjoys convenient access to reputable local schools, Stockton Sixth Form College and a range of everyday amenities including a nearby Sainsbury's supermarket.

Immaculately maintained throughout, the home offers spacious accommodation arranged over two floors, benefitting from gas central heating and double glazing. The ground floor opens with an inviting entrance porch leading into a dining room with staircase to the first floor, creating a welcoming and sociable entrance to the home. A bright and comfortable lounge features an attractive bow window to the front, allowing natural light to flood the room.

The contemporary kitchen is fitted with an impressive range of high gloss units and incorporates breakfast bar seating for two, along with integrated appliances including a dishwasher, washing machine and Rangemaster cooker. A door provides access to the side garden, enhancing practicality for everyday living. Also to the ground floor is bedroom one, complete with a stylish modern en suite, a second well proportioned bedroom and a beautifully refitted family bathroom showcasing a rolltop bath.

Externally, landscaped gardens to the front offer a lawn and concrete print pathway, creating an attractive first impression. The enclosed rear garden is mainly laid to lawn and features a patio seating area and decorative water feature, providing a pleasant space for relaxing or entertaining. Gated access leads to a block paved driveway and garage, ensuring secure off-road parking.

This is a superb home in a prime location, offering space, style and convenience.

**Asking Price £325,000**



Elm Tree Avenue, Elm Tree, Stockton-On-Tees,

PORCH

LOUNGE

15'10" x 12'9" (4.83m x 3.89m)

KITCHEN

11'5" x 10'10" (3.48m x 3.30m)

DINING ROOM

12'3" x 9'4" (3.73m x 2.84m)

BEDROOM ONE

12'10" x 12'3" (3.91m x 3.73m)

ENSUITE

4'1" x 2'10" (1.24m x 0.86m)

BEDROOM TWO

10'11" x 10'9" (3.33m x 3.28m)

BATHROOM

6'10" x 6'8" (2.08m x 2.03m )

LANDING

BEDROOM THREE

12'5" x 10'11" (3.78m x 3.33m )

BEDROOM FOUR

12'3" x 10'4" (3.73m x 3.15m )

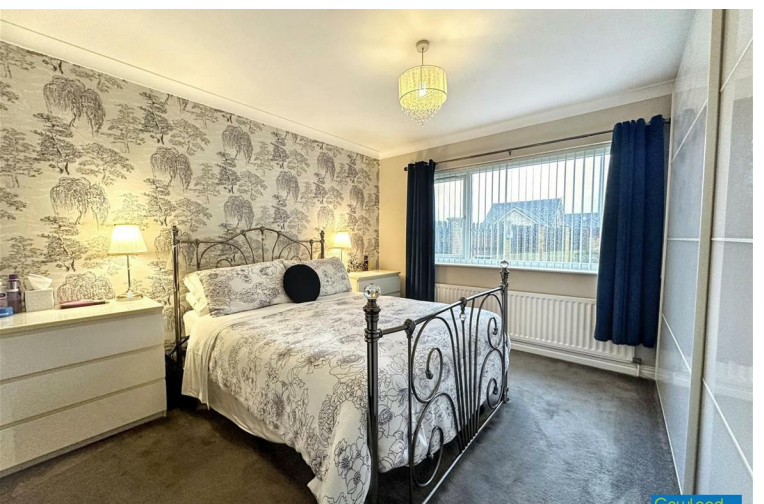
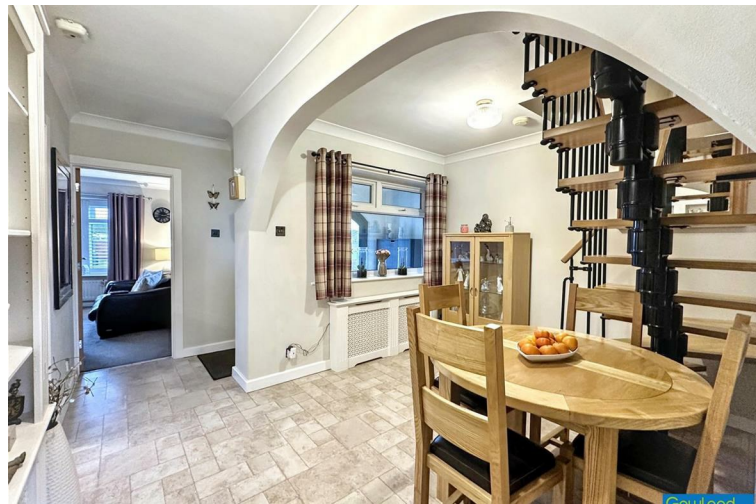
AML PROCEDURE

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.



Tel: 01642 615657

Elm Tree Avenue, Elm Tree, Stockton-On-Tees, TS19

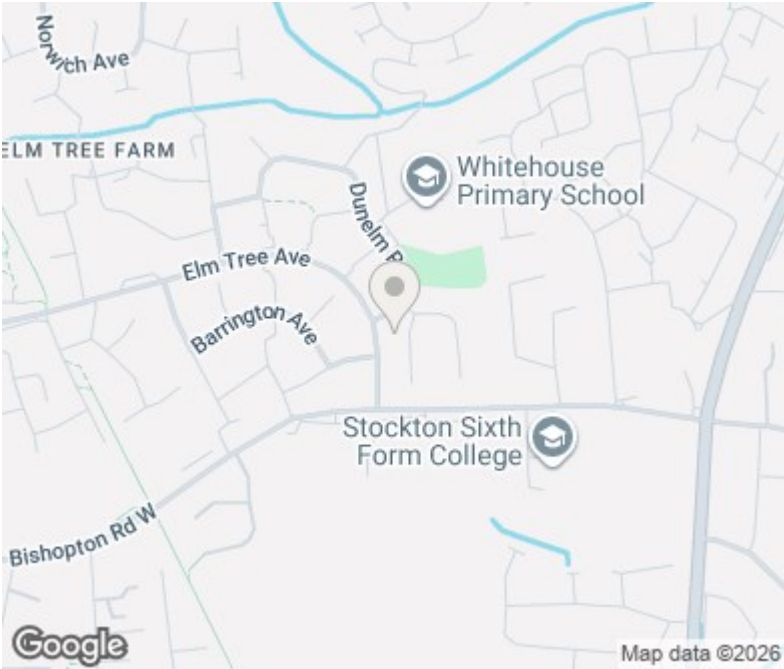
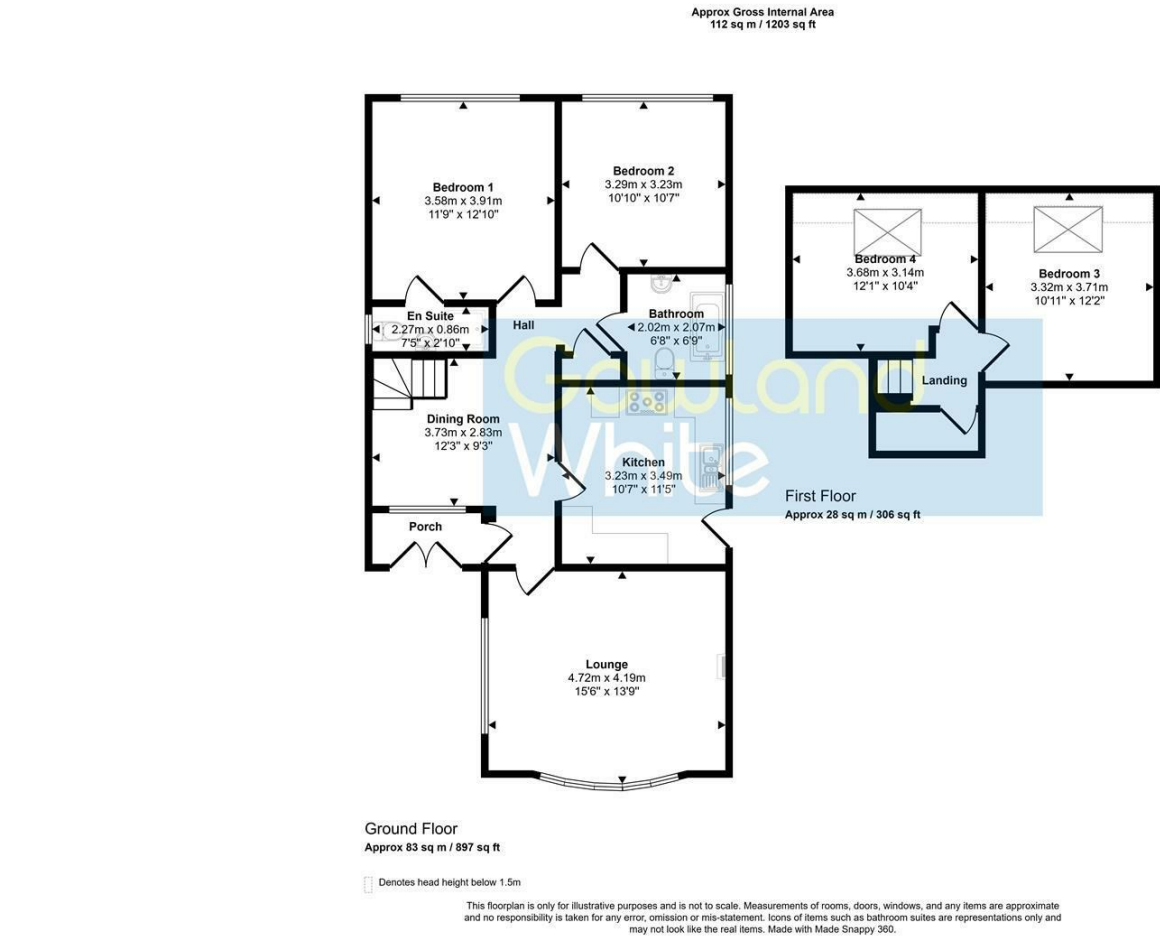


Elm Tree Avenue, Elm Tree, Stockton-On-Tees, TS19





# Elm Tree Avenue, Elm Tree, Stockton-On-Tees, TS19



| 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 | 79        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY  
stockton@gowlandwhite.co.uk