



## Martham Close, Elm Tree, Stockton-On-Tees, TS19 0XG

Tucked away in a delightful cul-de-sac, this detached bungalow presents a wonderful opportunity for buyers, offered for sale with no onward chain. Set on a generous corner plot of approximately 0.18 acres, with well kept gardens to the front and rear, as well as a larger side area to the site. Its flexible layout and sought after position make it perfectly suited to a variety of buyers, from downsizers looking for single level living to families.

Inside, the accommodation includes two double bedrooms and two reception rooms, with the option to converting the dining room to a third bedroom if desired. The welcoming lounge is a generous size, complete with an electric fireplace, while the bright shaker-style kitchen is fitted with an integrated oven, hob, fridge freezer, washing machine, and also includes a dishwasher.

The layout flows well, with a central hall linking the shower room, bedrooms, and living areas. The master bedroom benefits from fitted wardrobes, while the second bedroom opens directly into a sun room via patio doors - ideal for enjoying views of the garden.

Externally, the property occupies a lovely corner position at the end of the cul-de-sac. The front garden is neatly lawned with a long block-paved driveway leading to a garage fitted with an electric door. To the rear, a west facing lawned garden with a small patio provides a private outdoor space, complemented by a larger side garden that is currently unfenced.

This home is located in the sought after residential area of Elm Tree, conveniently close to local shops and bus routes, ensuring ease of access to everyday amenities and transportation. The area is highly popular, boasting excellent local facilities and strong transport links, making it an ideal setting for comfortable living.

£220,000

 2  1  2  D

HALL

LOUNGE

18'11" x 10'5" (5.77m x 3.18m)

KITCHEN

10'3" x 8'10" (3.12m x 2.69m)

DINING ROOM

10'1" x 7'7" (3.07m x 2.31m)

INNER HALL

BEDROOM ONE

14'2" x 10'2" (4.32m x 3.10m)

BEDROOM TWO

11'6" x 9'3" (3.51m x 2.82m)

SUN ROOM

9'1" x 8'7" (2.77m x 2.62m)

SHOWER ROOM

7'4" x 6'1" (2.24m x 1.85m)

GARAGE

19'4" x 8'2" (5.89m x 2.49m)

#### AML PROCEDURE

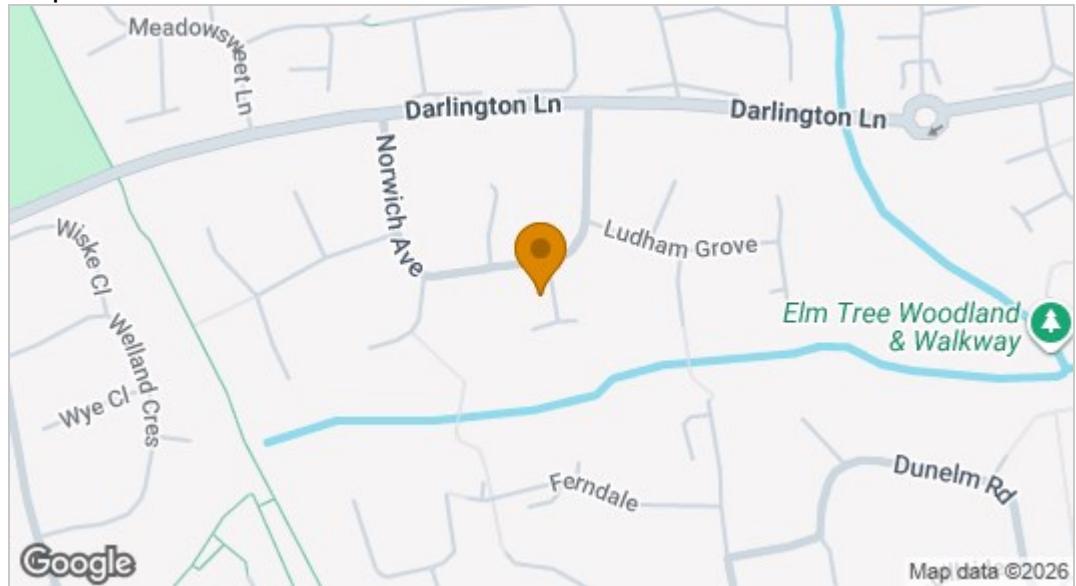
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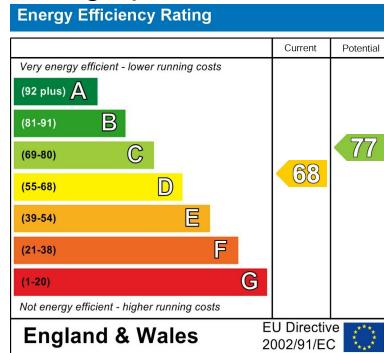




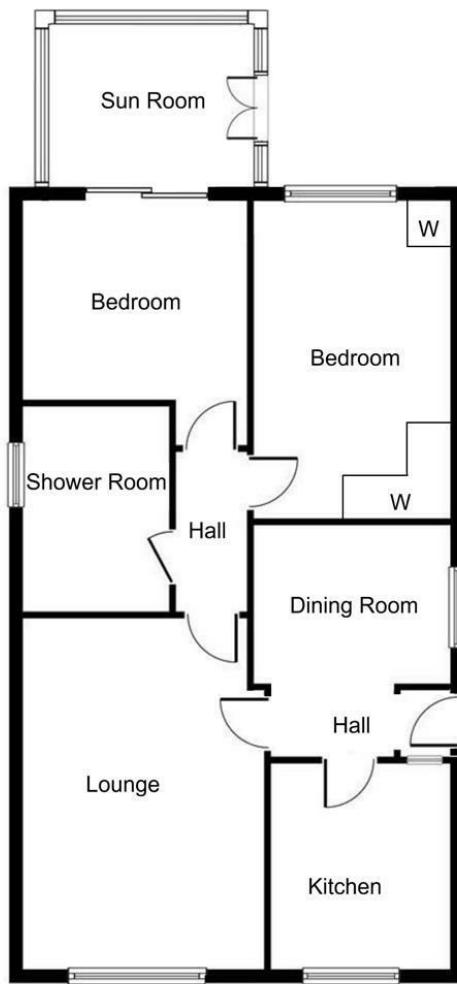
## Map



## EPC graph



## Floor Plan



### Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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