



Dunelm Road, Elm Tree, Stockton-On-Tees, TS19 0TS

This detached bungalow offers spacious and versatile accommodation in this sought after area of Elm Tree. Set on a large corner plot, the property provides excellent space both inside and out, making it ideal for families, downsizers, or anyone seeking convenient single level living.

The accommodation briefly comprises a welcoming hall with access to a WC, a comfortable lounge featuring a fireplace with a lifetime warranty, and sliding doors leading to the dining room. From here, there is access to the kitchen, which is fitted with a built in fridge freezer, hob and oven, and leads on to the rear porch. Bedroom one benefits from built-in wardrobes, while the wardrobes in bedrooms two and three are also included in the sale. The family bathroom offers both a separate bath and shower.

Externally, the property enjoys a large frontage with two generous driveways and an oversized garage, which includes a washer/dryer that is also included in the sale. To the rear of the garage is a part brick storage area, ideal for additional storage needs. The rear garden offers a good level of privacy and is designed for low maintenance, featuring patio areas, a fixed canopy providing shade, and a south facing side garden that enjoys plenty of sunshine. A large timber shed, fitted with power, lighting, and an alarm system, provides further flexibility and could potentially be adapted in the future for use as a home office or summerhouse.

The property further benefits from gas central heating, double glazing throughout, and eight external CCTV cameras.

This is a superb opportunity to acquire a spacious bungalow positioned in a prime location close to local amenities, including Sainsbury's supermarket, and is within easy reach of well regarded primary and secondary schools. There are excellent transport links nearby, with great access to local bus routes and the A66 for commuting.

Offers Over £290,000



HALL

LOUNGE

17'11" x 12'6" (5.46m x 3.81m)

DINING ROOM

11'7" x 8'" (3.53m x 2.44m)

KITCHEN

12'4" x 9'3" (3.76m x 2.82m)

WC

4'11" x 2'8" (1.50m x 0.81m)

REAR PORCH

5'10" x 4'9" (1.78m x 1.45m)

BEDROOM ONE

12'2" x 9'10" (3.71m x 3.00m)

BEDROOM TWO

12' x 10'5" (3.66m x 3.18m)

BEDROOM THREE

10'11" x 9' (3.33m x 2.74m)

BATHROOM

8' x 7'1" (2.44m x 2.16m)

SHED

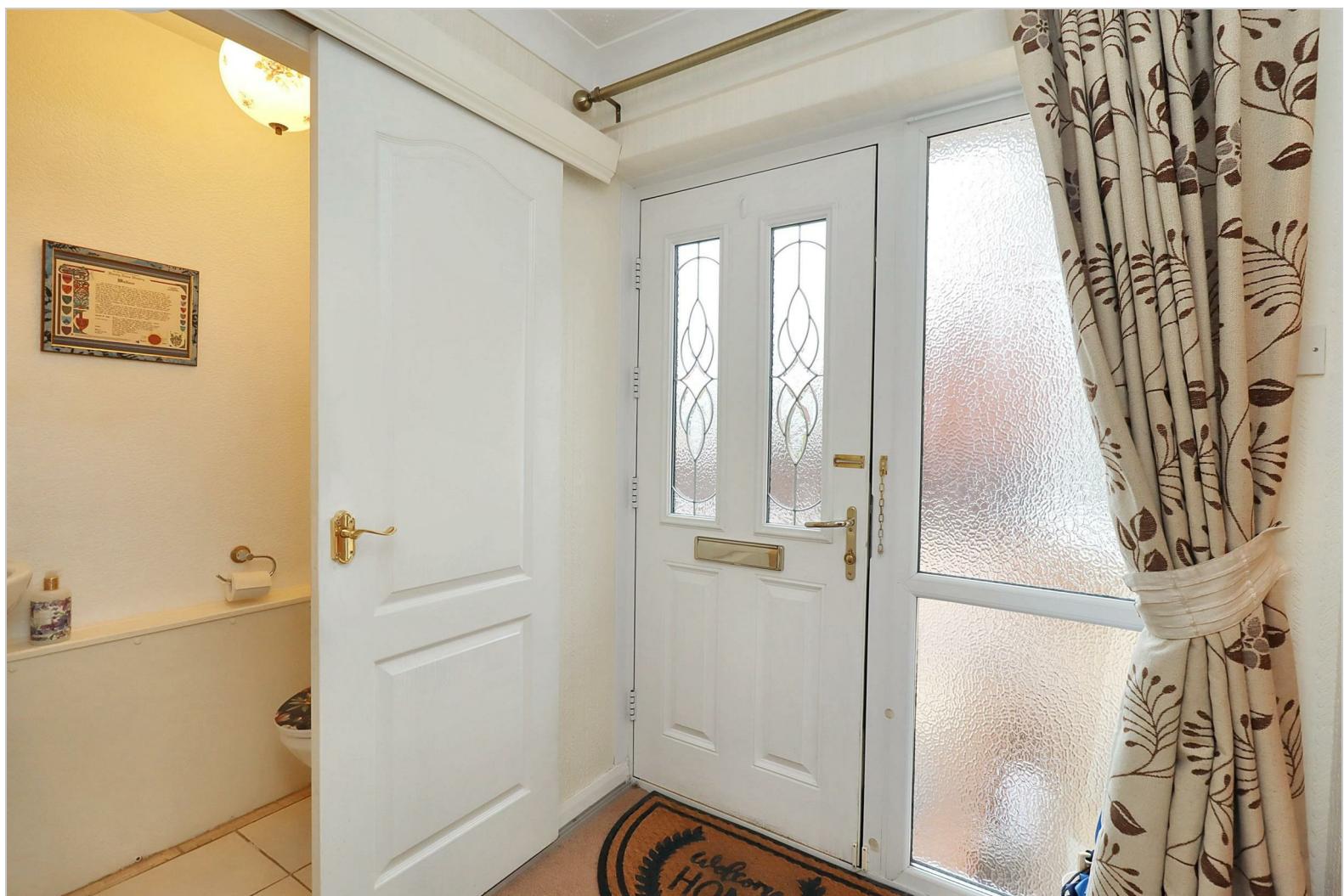
11'5" x 9'7" (3.48m x 2.92m)

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.







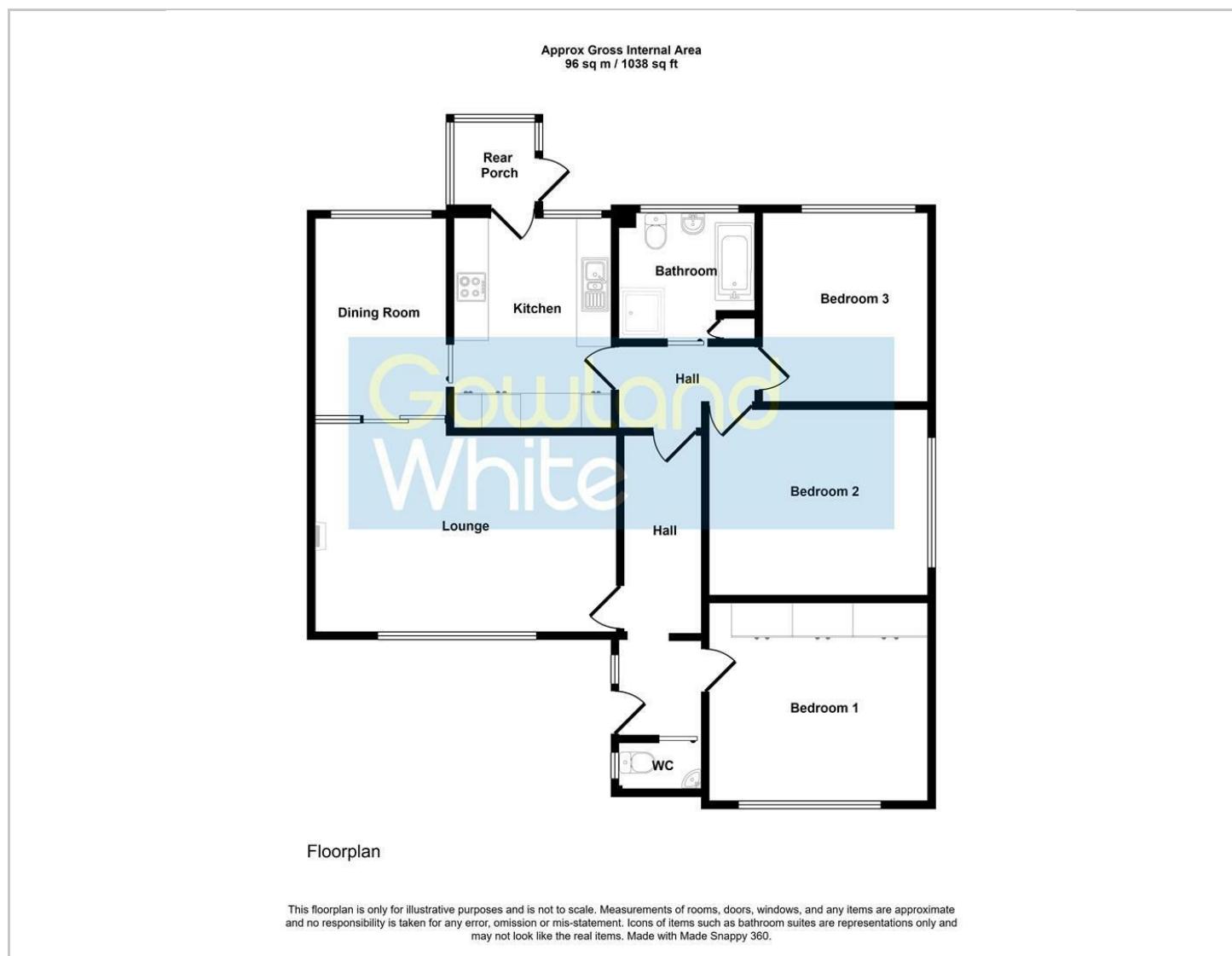
Map



EPC graph

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		69	77
EU Directive 2002/91/EC			

Floor Plan



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.