



This delightful corner-plot bungalow has recently come to the market and is presented in excellent condition, allowing a purchaser to move straight in with ease. The well-proportioned accommodation comprises a welcoming entrance hallway leading to a modern, stylish bathroom fitted with a walk-in shower. The generous master bedroom benefits from fitted wardrobes, providing ample storage.

The comfortable lounge is located to the front of the property, offering a bright and relaxing living space. To the rear, there is a contemporary fitted kitchen which provides access to the orangery/sun room. This versatile space is currently used as a combined dining and utility area and features French doors that open onto a well-presented, low-maintenance rear garden—ideal for both everyday living and entertaining.

Location: The property is ideally situated in a popular and convenient area, within close proximity to local shops, amenities, and services, making it an excellent choice for a wide range of buyers.

**Bracken Road, Stockton-On-Tees, TS19 0NJ**

**1 Bed - Bungalow**

**£115,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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ESTATE AGENTS

**Bracken Road, Stockton-On-Tees, TS19 0NJ**



**ENTRANCE HALLWAY**

uPVC double glazed side entrance door, flooring, radiator, loft access.

**BEDROOM ONE**

Double glazed window to side aspect, fitted wardrobes, carpet, radiator, coved ceiling.

**LOUNGE**

Double glazed window to front aspect, flooring, radiator.

**ORANGERY**

Double glazed French doors, double glazed window, flooring, spot lights.

**KITCHEN**

Double glazed window, double glazed door into extension room, radiator, flooring, gas hob, electric oven.

**BATHROOM**

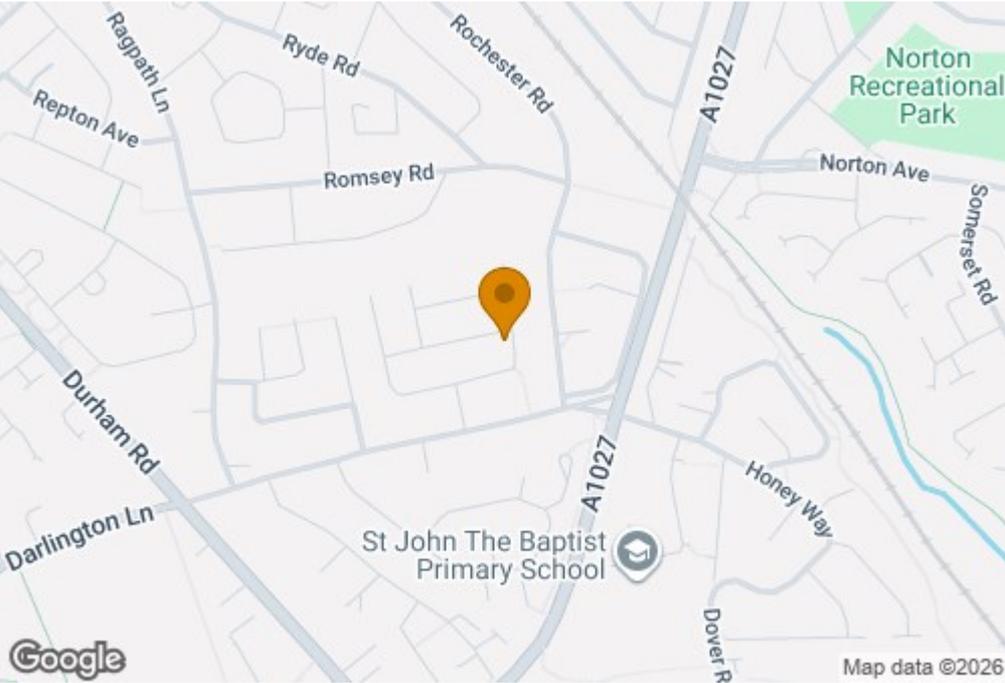
Walk-in shower, wash hand basin, WC, heated towel rail, flooring, double glazed window to side aspect.

**EXTERNAL**

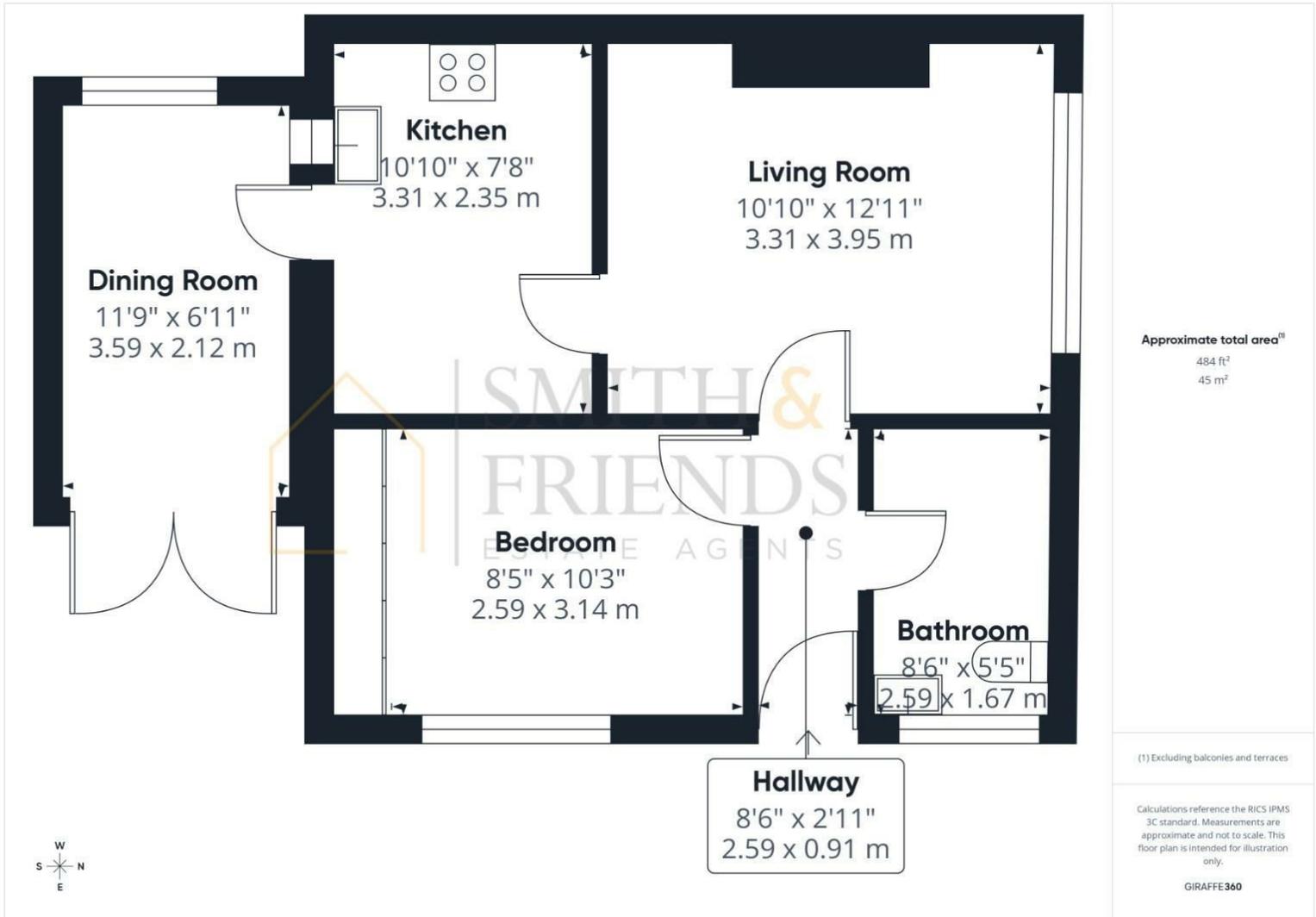
Low maintenance rear garden, garden shed.



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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