



Well-Presented Detached Bungalow with No Onward Chain

This beautifully presented detached bungalow is offered to the market with no forward chain and vacant possession, making it an ideal opportunity for those looking for a smooth and hassle-free move.

The property offers versatile living accommodation with a well-thought-out layout that flows effortlessly throughout. There are three generously sized bedrooms, one of which features a walk-in shower area, offering convenience and flexibility for various needs.

The extended kitchen provides direct access to the rear garden, making it a great space for entertaining or relaxing. This home is particularly well-suited for those looking to downsize or enjoy the ease of single-level living.

Externally, the property benefits from a detached garage, driveway parking, and low-level gated access, offering both security and practicality.

Location: Ideally situated close to local shops, well-regarded schools, and within easy reach of Hartburn Village, this bungalow enjoys a desirable and convenient setting.

Barrington Avenue, Stockton-On-Tees, TS19 0UE

3 Bed - Bungalow - Detached

£230,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Barrington Avenue, Stockton-On-Tees, TS19 0UE



KITCHEN

6'4 x 22'1 (1.93m x 6.73m)

Double glazed window to side aspect, uPVC double glazed side entrance door, gas hob, stainless steel sink and drainer, uPVC double glazed door to rear aspect, two radiators.



LOUNGE

10'4 x 18'8 (3.15m x 5.69m)

Double glazed bay window to front aspect, double glazed window to side aspect, coved ceiling, carpet flooring.



LOBBY

2'10 x 7'2 (0.86m x 2.18m)

Carpet, loft access.

BEDROOM

7'1 x 14'10 (2.16m x 4.52m)

Double glazed patio doors to rear aspect, carpet, radiator, coved ceiling.



BEDROOM

9' x 13'6 (2.74m x 4.11m)

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

BEDROOM

8'11 x 11'7 (2.72m x 3.53m)

Double glazed window to side aspect, double glazed window to front aspect, two radiators, walk-in shower, flooring.



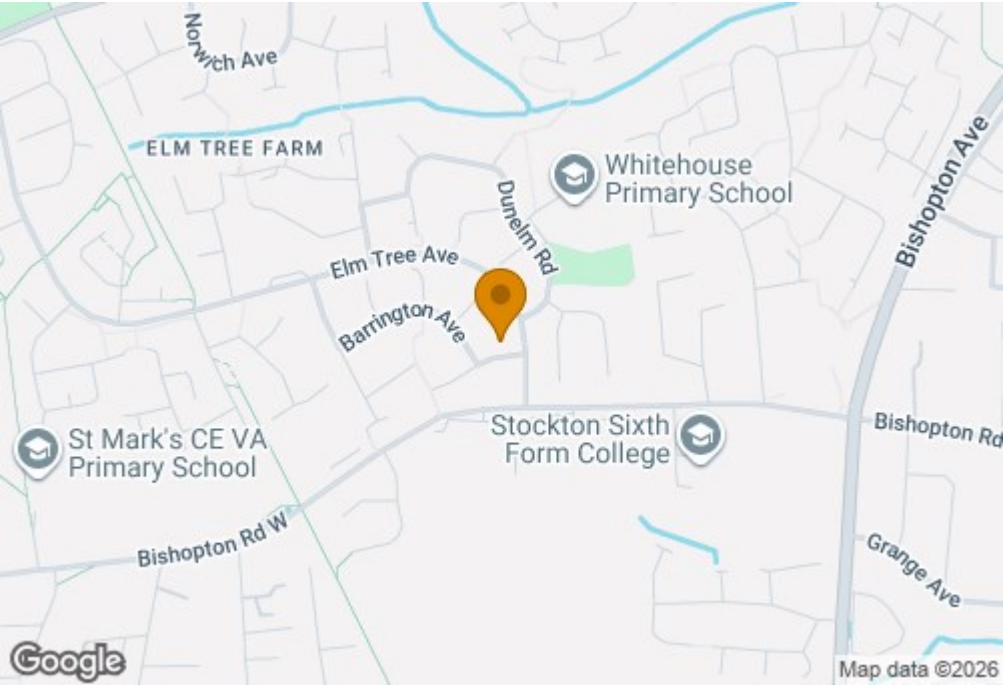
BATHROOM

5'4 x 7'1 (1.63m x 2.16m)

Fully tiled bathroom, double glazed window to side aspect, bath, vanity wash hand basin, WC, heated towel rail.



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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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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