



## Allendale Road, Stockton-On-Tees, TS18 4PW

A light and spacious double fronted bungalow with plenty of charm, this home sits behind fence with a gate and enjoys gardens around the front and rear. A path and steps lead to the entrance, giving the property a welcoming feel from the outset.

Inside, the lounge sits to the front and features a multi-fuel log burner, adding a cosy touch to the bright layout. The open plan kitchen/diner offers a practical space with an integrated oven, hob, fridge and freezer, room for a dining table and door to the garden. Both bedrooms are comfortable doubles, one with a bay window, and they are served by a generous bathroom with a shower over the bath and handy storage. Original features throughout help retain the property's character without feeling old fashioned.

Outside, the gardens are designed to be easy to look after, with the west facing rear aspect providing a lovely sunny spot in the day. The rear also includes a garden store with power and light, currently set up as a bar, along with a gate for access. On street parking is available, and the property benefits from gas central heating and double glazing.

Set within the Grangefield area of Stockton, the property is close to everyday amenities, Stockton Sixth Form College and Sainsbury's supermarket, making it a convenient choice for a range of buyers. It would suit downsizers wanting single level living, first time buyers looking for a home with character, or anyone seeking a manageable property in a popular, established neighbourhood.

Offers Over £180,000



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**HALL**

**LOUNGE**

15' x 12'11" (4.57m x 3.94m)

**KITCHEN/DINING ROOM**

18'9" x 9'9" (5.72m x 2.97m)

**BEDROOM ONE**

12'2" x 11'6" (3.71m x 3.51m)

**BEDROOM TWO**

12'5" x 9' (3.78m x 2.74m)

**BATHROOM**

9'7" x 8'11" (2.92m x 2.72m)

**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.



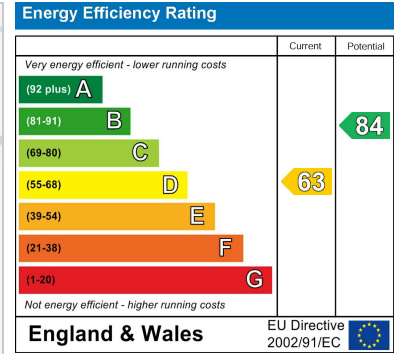




## Map

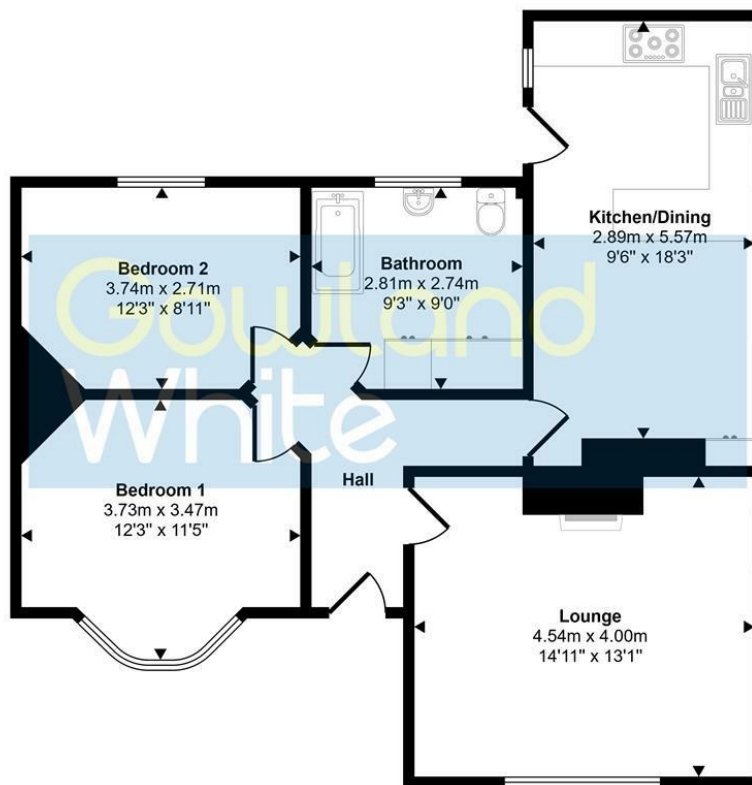


## EPC graph



## Floor Plan

Approx Gross Internal Area  
73 sq m / 783 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## VIEWING

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

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