

BRENKLEY CLOSE, NORTON, STOCKTON-ON-TEES, TS20 1TD



- ▲ Detached two-bedroom bungalow in a quiet cul-de-sac
- ▲ Highly desirable The Glebe, Norton location
- ▲ Offered with no onward chain
- ▲ Spacious lounge filled with natural light
- ▲ Two generous double bedrooms
- ▲ Modern bathroom and practical fitted kitchen
- ▲ Beautifully maintained, larger-than-average private rear garden
- ▲ Detached garage and private driveway
- ▲ Close to Norton Village, local amenities, parks and excellent transport links
- ▲ Ideal for downsizers, retirees or those seeking easy single-level living

£250,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Tucked away in a peaceful cul-de-sac on the ever-popular Glebe, this detached bungalow offers the perfect opportunity to embrace a quieter pace of life without compromising on convenience. Whether you're downsizing, retiring or simply seeking the ease of single-level living, this is a home designed to make everyday life effortlessly enjoyable.

Imagine waking to the calm of a quiet residential setting before enjoying a leisurely stroll into the heart of Norton Village, where independent cafés, welcoming pubs, restaurants and local shops create a genuine sense of community.

The bungalow itself provides bright, well-proportioned accommodation with a generous lounge offering an inviting space to relax, while the kitchen is perfectly practical for everyday living with direct access to the outside. Two comfortable double bedrooms overlook the private rear garden, creating peaceful retreats at the end of the day, complemented by a modern bathroom.

Outside, the beautifully maintained rear garden is a real highlight. Larger than many found with similar bungalows, it offers a wonderful space to enjoy summer afternoons, entertain visiting family, indulge in gardening or simply unwind with a morning coffee surrounded by mature planting. A detached garage and private driveway complete the practicality of this attractive home.

Homes in this sought-after pocket of The Glebe rarely remain available for long. Combining the reassurance of a friendly neighbourhood with the independence of detached bungalow living, this is an opportunity to enjoy a relaxed lifestyle in one of Norton's most desirable residential locations.

GROUND FLOOR

RECEPTION HALL - Double glazed entrance door with side light to reception hall with single radiator and access to the living room and kitchen.

TO VIEW: Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk



BRENKLEY CLOSE, TS20 1TD



LIVING ROOM - 3.5m x 4.78m (11'6" x 15'8")

With double glazed window to the front aspect, single radiator, Adam style fire surround with marble back and hearth and living flame gas fire.

KITCHEN - 3.18m x 2.16m (10'5" x 7'1")

With double glazed window and door to the side aspect. Wall, drawer and floor units with tiled splashbacks and incorporating a stainless steel sink and drainer unit, electric oven and gas hob with overhead hood, plumbing for washing machine and space for fridge freezer.

INNER HALL - With loft access and airing cupboard.

BEDROOM ONE - 2.62m (8'7") x 4.5m (14'9") to rear of wardrobes (max)

With double glazed window to the rear aspect and single radiator.

BEDROOM TWO - 2.95m x 2.51m (9'8" x 8'3")

With double glazed window to the rear aspect and single radiator.

BATHROOM - With double glazed window to the side aspect. Modern white suite comprising side panelled bath, pedestal wash hand basin, low level WC, single radiator and tiled walls.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - LJ/LS/STO260357/25062026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2005.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Stockton Office on Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions