

# Harper & Co

Estate Agents Ltd

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## Brundall Close

Elm Tree, Stockton-On-Tees, TS19 0XF

Positioned At The End Of A Peaceful Cul-De-Sac Within The Highly Regarded Elm Tree Area Of Stockton-On-Tees, This Attractive And Well Maintained One Bedroom Home Occupies A Generous Corner Plot, Offering Excellent Outdoor Space, Privacy And Fantastic Potential. Perfectly Suited To First Time Buyers, Investors Or Those Looking To Downsize, The Property Is Ready To Move Straight Into And Enjoy.

**Offers in the region of £100,000**

# Brundall Close

Elm Tree, Stockton-On-Tees, TS19 0XF



- Beautiful One Bedroom Home In Sought After Elm Tree Location
- Ideal First Time Purchase, Investment Or Downsizing Opportunity
- West Facing Private Rear Garden – Not Overlooked
- Well Maintained Throughout With Recently Serviced Boiler
- Generous Corner Plot Offering Excellent Outdoor Space
- Bright And Spacious Lounge
- Low Maintenance Garden With Useful Outbuilding
- Quiet Cul-De-Sac Position With No Through Traffic
- Well Appointed Kitchen With Ample Storage
- Driveway Providing Off Road Parking With Additional Parking Potential

## Full Description

## Location

## Note

## Disclaimer

## Money Laundering Notice



## Directions



# Floor Plan

Approx Gross Internal Area  
43 sq m / 464 sq ft



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	82	England & Wales		EU Directive 2002/91/EC	63