



Almond Grove, Stockton-On-Tees, TS19

7DL

2 Bed - Bungalow - Detached

Offers In The Region Of £220,000

EPC Rating

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

SUPERB DETACHED BUNGALOW. TWO DOUBLE BEDROOMS. POPULAR AREA. REFURBISHED TO A HIGH STANDARD. QUALITY FITTINGS THROUGHOUT. IMMACULATE AND READY TO MOVE INTO. LUXURY KITCHEN AND SHOWER ROOM. SOLAR PANELS. DRIVEWAY AND GARAGE. SOUTH FACING REAR GARDEN. VIEWING HIGHLY RECOMMENDED. A deceptively spacious two bedroom detached bungalow which must be viewed internally to be appreciated fully. In recent years the property has been refurbished to a high standard with quality fittings throughout including a luxury refitted kitchen and luxury refitted shower room/WC. Presented in immaculate decorative order throughout with all fitted carpets, blinds and light fittings included in the sale. The property has the benefit of gas central heating, uPVC double glazing and solar panels to the roof. Located in a popular residential area within easy walking distance of local shops, schools for all age groups and regular bus services to Stockton Town Centre. The accommodation briefly comprises: Entrance Hall, Lounge/ Dining Room with feature fireplace and wood burning stove, refitted Kitchen/ Breakfast Room with integrated appliances, two double Bedrooms - one with French doors leading to the rear garden and fully tiled Shower Room/WC with a white suite. Externally there is an enclosed front garden with driveway providing off street parking, brick garage and enclosed south facing rear garden with paved patio area. Viewing is highly recommended.

ENTRANCE HALL

Double glazed entrance door to the front elevation. Central heating radiator, ceiling coving and wood effect laminate flooring. Panelled doors leading to the lounge, kitchen, two bedrooms and shower room/WC. Access to the boarded loft with pull down ladder, electric light, power points and gas boiler providing hot water and central heating.

LOUNGE/DINING ROOM

15'10 x 12' (4.83m x 3.66m)

Dual aspect double glazed windows to the front and side elevations. Superb fireplace with wood mantle, tiled hearth and wood burning stove. TV aerial point, central heating radiator and ceiling coving.

KITCHEN/BREAKFAST ROOM

11'8 x 9'4 (3.56m x 2.84m)

Double glazed window to the rear elevation. Luxury refitted kitchen with an excellent range of floor, wall and drawer units in white with chrome handles, slate effect fitted work surfaces incorporating a single drainer resin sink unit with mixer tap. Built in oven, microwave and gas hob with stainless steel extractor hood above. Space and plumbing for a washing machine and integrated dishwasher and fridge/ freezer. Central heating radiator, ceiling coving and double glazed entrance door to the rear elevation giving access to the rear garden.

BEDROOM 1

12'6 x 11'10 (3.81m x 3.61m)

Double glazed window to the front elevation. Central heating radiator and ceiling coving.

BEDROOM 2

11'10 x 9'10 (3.61m x 3.00m)

Double glazed window to the rear elevation, central heating radiator and wood effect laminate flooring.

SHOWER ROOM/WC

8'10 x 7'8 (2.69m x 2.34m)

Double glazed window to the rear elevation. Luxury refitted white suite comprising of a shower cubicle with chrome wall mounted shower, washbasin with mixer tap and vanity storage unit below and low level WC. Attractive ceramic tiled walls, tiled flooring, central heating radiator and built in storage cupboard.

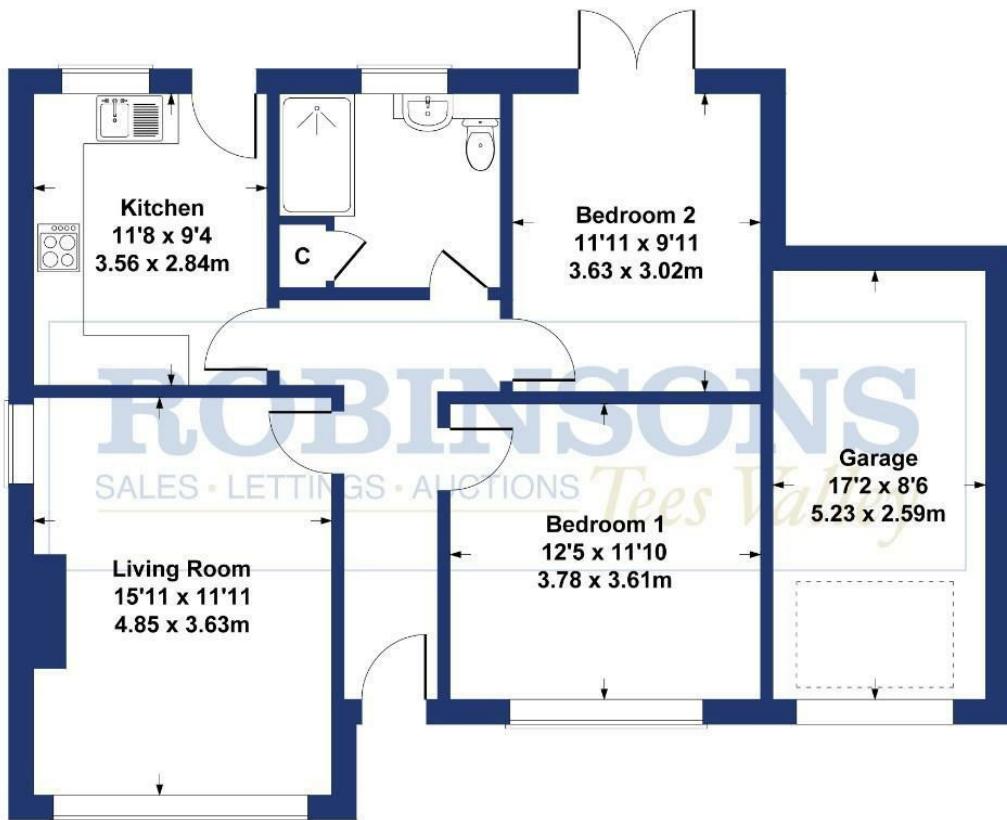
OUTSIDE

Good sized front garden enclosed by a brick wall mainly laid to lawn with block paved footpath and driveway providing off street parking facilities. Attached brick garage 17'2 x 8'6 with up and over door, electric light and power points. Good sized south facing rear garden enclosed by timber fencing mainly laid to lawn with established shrubs, flower borders, block paved patio area, water tap, external light and garden shed.



Almond Grove

Approximate Gross Internal Area
905 sq ft - 84 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	