



This well-presented detached bungalow has recently come to the market with Smith & Friends Estate Agents and is offered with the significant advantage of no forward chain, making it an ideal opportunity for buyers seeking a smooth and straightforward purchase. Occupying a pleasant position within a quiet cul-de-sac, the property has been carefully maintained by its current owners and offers comfortable, well-proportioned accommodation throughout.

Upon entering the property, you are welcomed by a central entrance hallway which provides access to the main living areas of the home. To the rear of the property is a spacious and inviting lounge, positioned to enjoy views over the rear garden and allowing plenty of natural light to fill the room, creating a relaxing space for both everyday living and entertaining.

The kitchen is conveniently located with direct access to the rear garden, making it practical for outdoor dining and day-to-day use. The bungalow further benefits from two generously sized double bedrooms, both offering comfortable accommodation with ample space for bedroom furniture. Completing the interior is a well-proportioned bathroom, designed to serve the household with ease.

Externally, the property boasts a mature rear garden which has been thoughtfully designed to be low maintenance, while still providing an attractive outdoor space to enjoy. To the front, a private driveway offers ample off-road parking, adding to the practicality of the home.

The bungalow is conveniently located close to a range of local amenities, with good transport links nearby, and is within easy reach of Norton High Street, where a variety of shops, cafes, and services can be found.

Overall, this is a well-cared-for property in a peaceful location, ideal for a variety of buyers including downsizers, first-time buyers, or those looking for single-level living.

**Staveley Grove, Stockton-On-Tees, TS19 0PR**

**2 Bed - Bungalow - Detached**

**£165,000**

**EPC Rating: E**

**Council Tax Band: C**

**Tenure: Freehold**



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ESTATE AGENTS

# Staveley Grove, Stockton-On-Tees, TS19 0PR



## Entrance Hallway

7'10 x 5'3 (2.39m x 1.60m)

Coved ceiling, carpet flooring, 1 x radiator and side entrance door.

## Bedroom

11'7 x 13'9 (3.53m x 4.19m)

1 x front double glazed window, carpet flooring, coved ceiling and 1 x radiator.

## Bedroom

7'10 x 11' (2.39m x 3.35m)

1 x front double glazed window, carpet flooring, coved ceiling and 1 x radiator.

## Bathroom

7'9 x 5'10 (2.36m x 1.78m)

1 x side double glazed window, loft access, storage cupboard, bath, w/c and wash hand basin, hand held shower attachment

## Lounge

11'8 x 19'10 (3.56m x 6.05m)

Carpet flooring, fire/surround, coved ceiling, wall lights, rear double glazed doors and radiator.

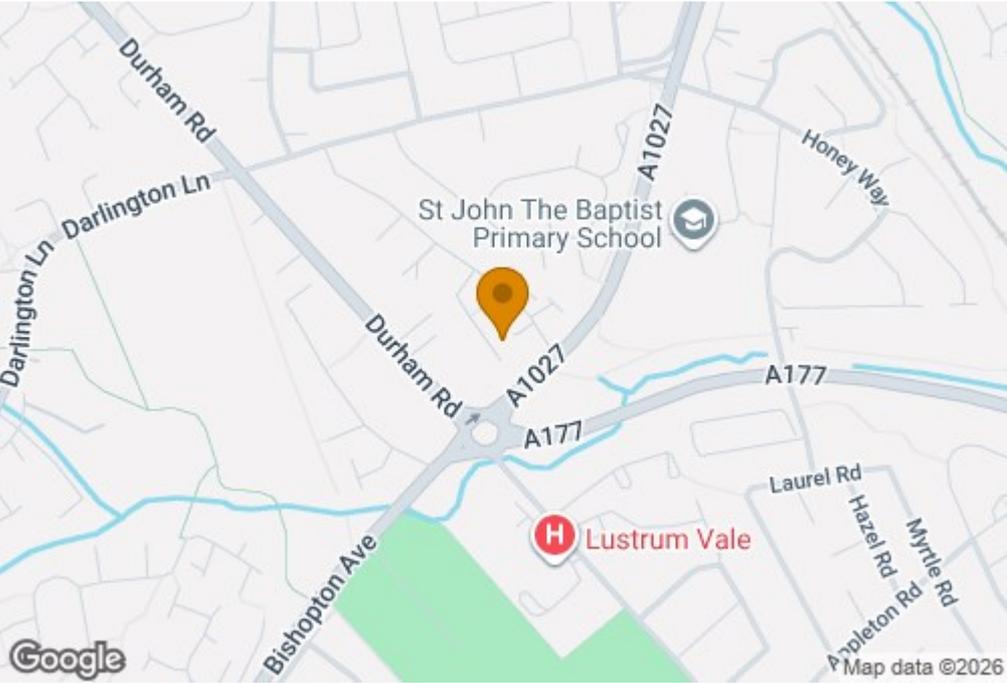
## Kitchen

7'11 x 10'9 (2.41m x 3.28m)

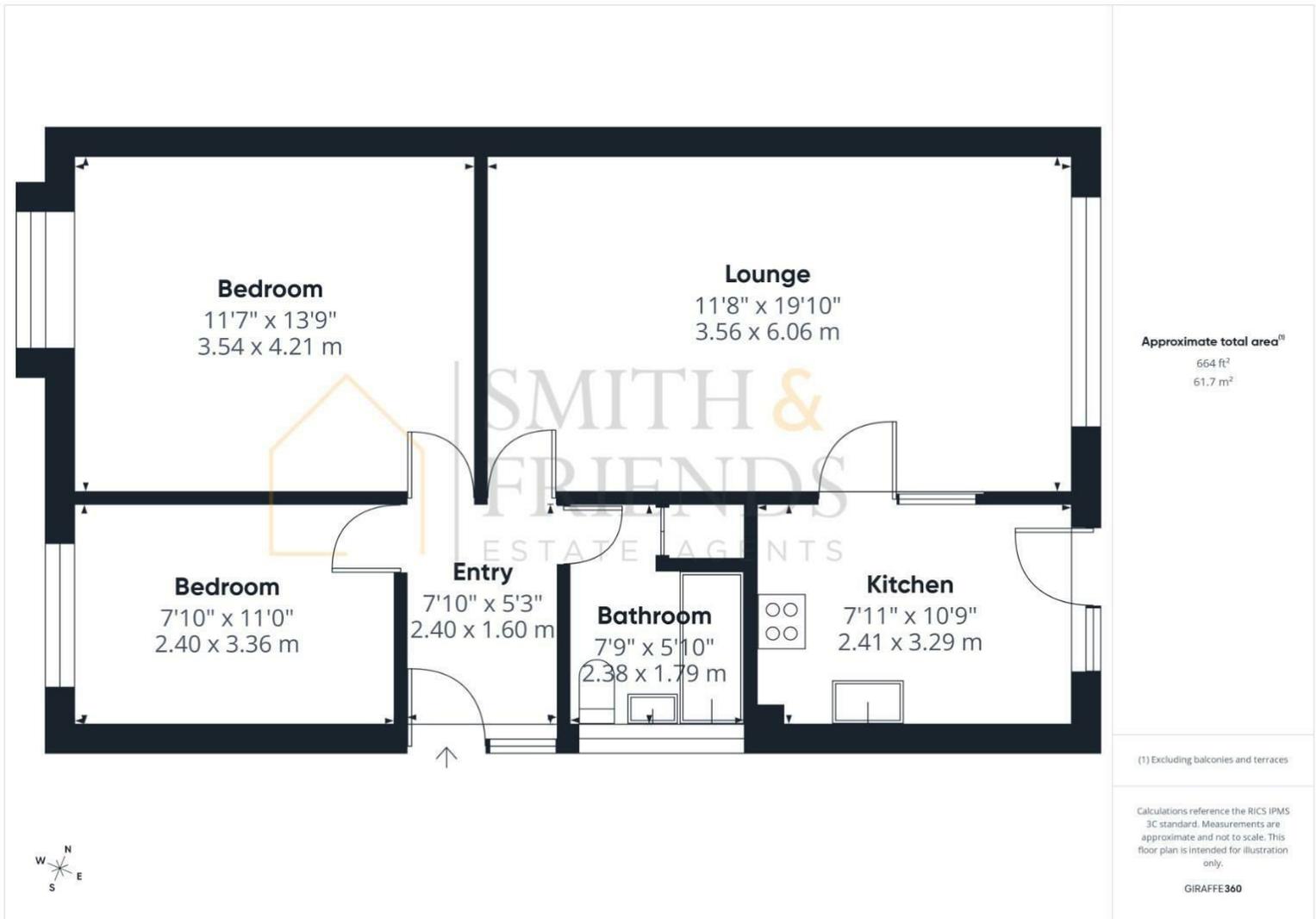
Rear double glazed door, flooring, stainless steel sink and drainer.



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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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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