



This well presented spacious end terraced bungalow has come to the market with Smith & Friends Estate Agents with no forward chain. The property comprises of an entrance porch, generous lounge and immaculate fitted kitchen with access leading through to the garden room. The bathroom comes with a walk in shower and two double bedrooms. Added bonus of a pull down ladder for access to the loft which has the advantage of being fully boarded. External: Gated driveway for ample parking, low maintenance gardens, shrubs to the front of the bungalow. Location: Situated in small cul-de-sac close to shops and local amenities. Please call 01642 607555 to arrange a viewing.

Linton Close, Stockton-On-Tees, TS19 8XL

2 Bed - Bungalow - Terrace

£150,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Linton Close, Stockton-On-Tees, TS19 8XL



ENTRANCE PORCH

3'3 x 3'3 (0.99m x 0.99m)

uPVC front entrance door, radiator, double glazed window to side aspect, alarm, laminate flooring.

LOUNGE

9'10 x 18'11 (3.00m x 5.77m)

Double glazed window to front aspect, laminate flooring, radiator, coved ceiling, double glazed window to side aspect, fire and surround.

KITCHEN

8'10 x 9'10 (2.69m x 3.00m)

uPVC double glazed door to rear aspect, double glazed window to rear aspect. flooring, stainless steel sink, part tiling, radiator, double glazed window to side aspect, gas hob and oven.



GARDEN ROOM

9'1 x 7'1 (2.77m x 2.16m)

Double glazed windows to rear and side aspects, laminate flooring, radiator, double glazed door to side aspect.



LOBBY

2'10 x 4'10 (0.86m x 1.47m)

Laminate flooring, loft access.

LOFT ACCESS

Fully boarded loft with pull down ladder

BEDROOM ONE

10'3 x 10'11 (3.12m x 3.33m)

Double glazed window to rear aspect, laminate flooring, storage cupboard, radiator.



BEDROOM TWO

9'2 x 10'2 (2.79m x 3.10m)

Double glazed window to front aspect, radiator, laminate flooring.



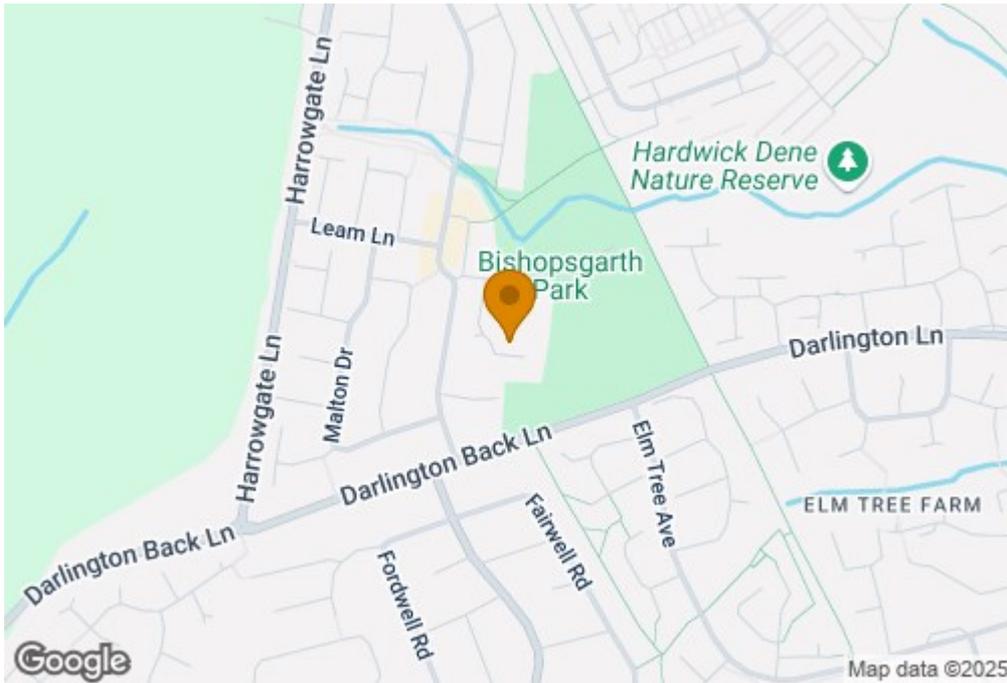
BATHROOM

5'5 x 7'3 (1.65m x 2.21m)

Walk-in shower, vanity wash hand basin, WC, fully tiled, heated towel rail, flooring.

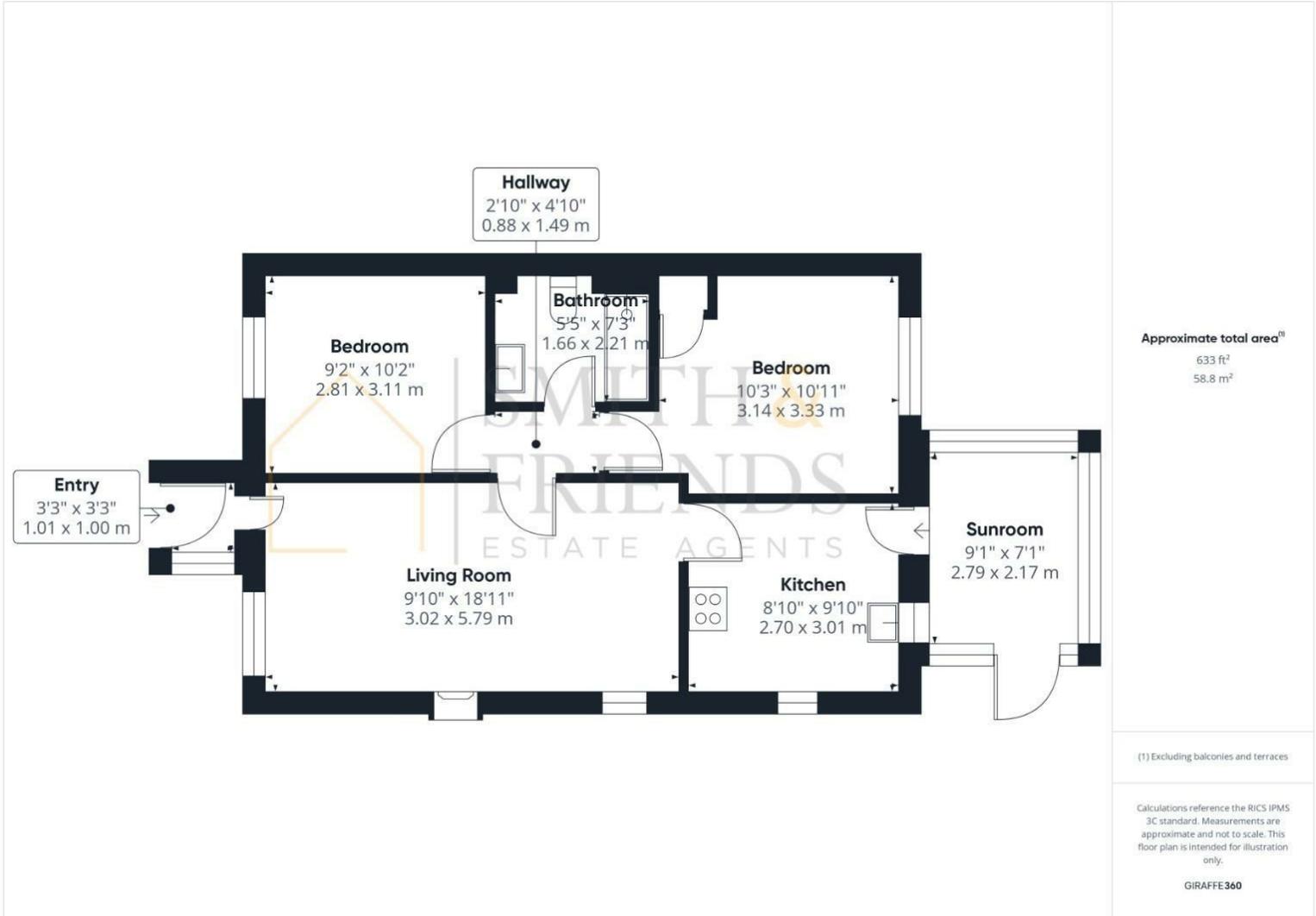


Linton Close, Stockton-On-Tees, TS19 8XL



www.smith-and-friends.co.uk

Linton Close, Stockton-On-Tees, TS19 8XL



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) 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		
	67	78
England & Wales	EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

