



This modern spacious semi detached bungalow has come to the market comprising of an entrance hallway, spacious lounge with a beautiful media wall and inserted fire. two bedrooms with the master having the advantage of fitted robes, bathroom, fitted kitchen with patio doors leading through to the conservatory. External: A great outlook to the front of the property and a low maintenance rear garden.

Driveway with low level gated entrance. Location: Close to shops and local amenities.

**Dale Close, Stockton-On-Tees, TS19 8UZ**

**2 Bed - Bungalow - Semi Detached**

**£165,000**

**EPC Rating:**

**Council Tax Band: B**

**Tenure: Freehold**

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# Dale Close, Stockton-On-Tees, TS19 8UZ

## Hallway

Door to front elevation, storage cupboard and flooring.

## Lounge

Carpet flooring, media wall, inserted fire, 1 x front double glazed window.

## Lobby

Carpet flooring and loft access.

## Kitchen

Tiled flooring, 1 x side double glazed window, double glazed patio doors into conservatory and electric hob.

## Conservatory

rear double glazed doors to garden and flooring.

## Bedroom One

1 x rear double glazed window, fitted robes, built in storage cupboard and carpet flooring.

## Bedroom Two

1 x side double glazed window, carpet flooring and covered ceiling

## Bathroom

1 x side double glazed window, bath, wash hand basin and w/c



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	

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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
 01642 607555  
[stockton@smith-and-friends.co.uk](mailto:stockton@smith-and-friends.co.uk)  
[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

