



This beautiful well looked after bungalow has come to the market with no forward chain. Comprising of an entrance hallway, spacious lounge, fitted kitchen, bathroom, two double bedrooms and a conservatory all ready to move straight into. External: Detached garage, ample parking to the side of the property and a well maintained rear garden. Located in a sought after area of Hartburn close to shops, bus routes and local amenities.

Christchurch Drive, Stockton-On-Tees, TS18 5JY

2 Bedroom - Bungalow - Semi Detached

£165,000

EPC Rating:

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Christchurch Drive, Stockton-On-Tees, TS18 5JY



ENTRANCE HALLWAY

3'5 x 6' (1.04m x 1.83m)

LOUNGE

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

Double glazed window to front aspect, carpet, radiator, fire and surround, coved ceiling.

KITCHEN

10'9 x 6'1 (3.28m x 1.85m)

Double glazed window to side aspect, electric hob, integrated oven, coved ceiling and part tiling.

LOBBY

4'7 x 2'8 (1.40m x 0.81m)

Carpet flooring and loft access.

CONSERVATORY

7'2 x 7'6 (2.18m x 2.29m)

uPVC double glazed door to side, double glazed windows to rear and side aspects and laminate flooring.

BATHROOM

5'11 x 6' (1.80m x 1.83m)

Double glazed window to side aspect, shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM ONE

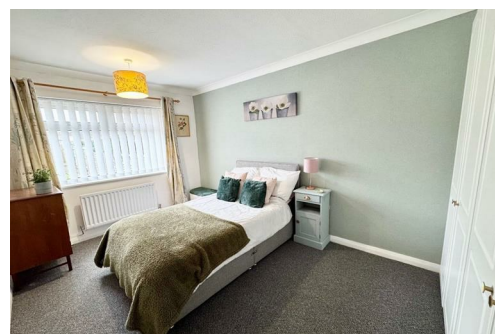
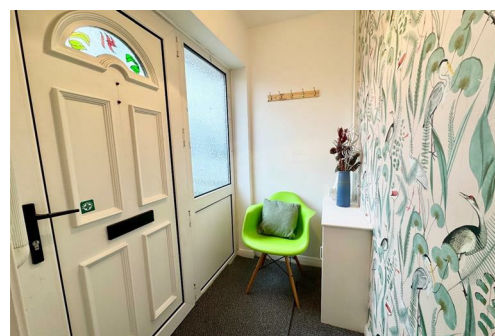
13'1 x 9'1 (3.99m x 2.77m)

Fitted wardrobes, double glazed window to rear aspect, radiator, coved ceiling and carpet.

BEDROOM TWO

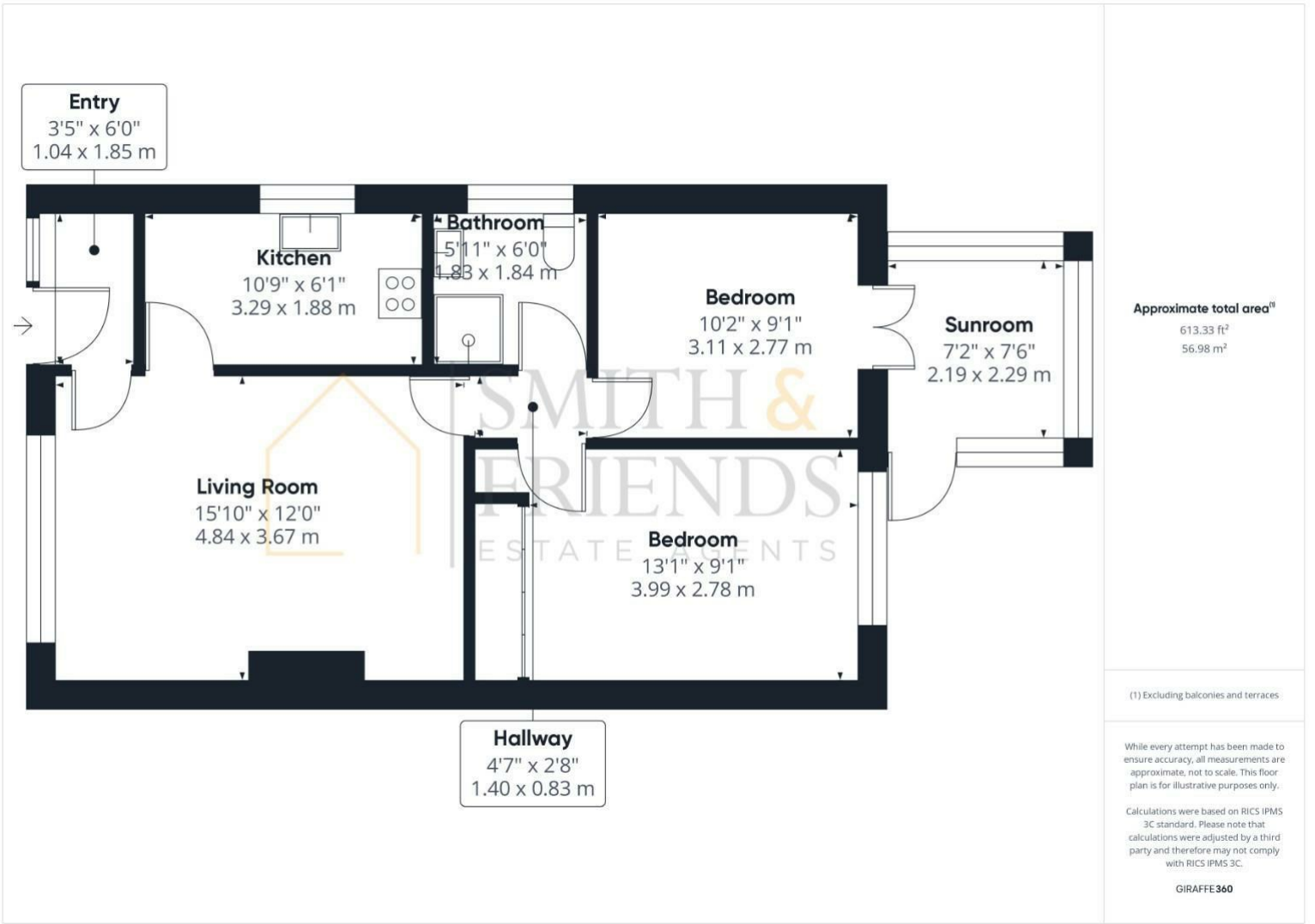
10'2 x 9'1 (3.10m x 2.77m)

Carpet, radiator, double glazed double doors into conservatory and coved ceiling.



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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. We 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		
England & Wales		EU Directive 2002/91/EC