

## MARLEY CLOSE, ELM TREE, STOCKTON-ON-TEES, TS19 0UZ



- ▲ Beautifully presented two bedroom semi-detached bungalow
- ▲ Sought-after Elm Tree, Stockton-on-Tees location
- ▲ Spacious living room and conservatory overlooking private rear garden
- ▲ Stylish fitted kitchen with integrated appliances
- ▲ Oak internal doors
- ▲ South facing garden – ideal for sun seekers
- ▲ Detached garage and long gated driveway
- ▲ Quiet cul-de-sac – perfect for downsizers or retirees

**£150,000**

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A truly delightful two bedroom bungalow in Stockton-on-Tees, positioned within a quiet cul-de-sac in the ever-popular Elm Tree area. This charming home offers a perfect blend of comfort, space, and practicality—ideal for downsizers, retirees, or buyers seeking single-storey living.

Step inside to a welcoming entrance hall leading to a bright and spacious living room and a modern fitted kitchen boasting shaker-style cabinetry, integrated appliances, and excellent worktop space, designed with both style and functionality in mind.

To the rear, the property continues to impress with two well-proportioned bedrooms. The second bedroom benefits from French doors opening into a light-filled conservatory, offering a versatile space ideal as a dining area, garden room, or additional lounge.

A contemporary shower room completes the internal accommodation, finished to a clean and practical standard.

Externally, the home enjoys excellent kerb appeal with a lawned front garden and a private, enclosed south-facing rear garden—perfect for enjoying sunshine throughout the day.

A long gated driveway provides ample off-road parking and leads to a detached garage, offering further storage or workshop potential.

### **GROUND FLOOR**

**ENTRANCE HALL** - Double glazed entrance door with side light to entrance hall with radiator and airing cupboard.

**LIVING ROOM - 2.92m x 5.2m (9'7" x 17'1")**  
With double glazed cantilevered bay window to the front aspect, radiator, and Adams style fire surround with marble hearth.

**KITCHEN - 2.64m x 2.44m (8'8" x 8')**  
With double glazed window and door to the side aspect, shaker style fitted kitchen units with complementary worktops incorporating a stainless steel sink and drainer unit with mixer tap, electric hob with extractor hood, high level electric oven and grill, plumbing for washing machine, space for fridge/freezer and tiled splashbacks.

**INNER HALL** - With loft access and built-in cupboard.

**TO VIEW:** Tel: **01642 355000**  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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**BEDROOM ONE - 2.92m x 3.56m (9'7" x 11'8")**

With double glazed window to the rear aspect, fitted bedroom furniture and radiator.

**BEDROOM TWO - 2.44m x 2.67m (8' x 8'9")**

With double glazed French doors to the conservatory and twin radiator.

**SHOWER ROOM** - With double glazed window to the side aspect, low level WC, chrome heated towel rail, pedestal wash hand basin, and double shower enclosure.

**EXTERNALLY**

**GARDENS** - Externally the property is situated on a pleasant cul-de-sac with lawned front garden and a private enclosed southerly facing rear garden.

**PARKING & GARAGE** - A long gated driveway leads to a detached single garage.

**AGENTS REF:** - LJ/LS/STO260178/20032026

**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Contact our Stockton office on  
Tel: 01642 355000

A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads 'Michael Poole property consultants'. The windows are illuminated from within, showing property listings and office furniture.

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GROUND FLOOR



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