

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



- ▲ Peaceful cul-de-sac position in sought-after Elm Tree
- ▲ Two-bedroom semi-detached bungalow with no chain
- ▲ Principal bedroom with fitted wardrobes and garden access
- ▲ Bright, generous lounge with feature fireplace
- ▲ Modern fitted kitchen with integrated cooking appliances

- ▲ Contemporary shower room
- ▲ Attractive private rear garden with patio, lawn and established planting
- ▲ Garage and driveway providing off-road parking
- ▲ Ideal for downsizers, retirees or anyone seeking easy single-level living

£140,000

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Imagine starting your day in the garden with a coffee in the sunshine and spending warm afternoons pottering amongst the flowers or relaxing on the patio. Tucked away in a peaceful cul-de-sac within the ever-popular Elm Tree area, this attractive bungalow offers the perfect balance of comfort, convenience and an easy-going lifestyle.

Entirely on one level, the accommodation is bright, welcoming and effortlessly practical. The spacious lounge provides a cosy place to unwind, centred around a feature fireplace, while the well-planned kitchen offers plenty of storage, integrated cooking appliances and room to prepare everything from everyday meals to Sunday lunch with family.

The principal bedroom enjoys fitted wardrobes and the luxury of direct access into the rear garden, creating a lovely connection with the outdoors and making summer mornings and evenings especially enjoyable. A second bedroom provides excellent flexibility as a guest room, hobby room or home office, while the modern shower room has been thoughtfully updated with contemporary fittings.

Outside is where this home truly comes into its own. The generous enclosed rear garden offers a wonderful canvas

for keen gardeners, outdoor entertaining or simply soaking up the peace and privacy. With established planting, lawn, patio areas and useful outbuildings, it's a space to enjoy throughout the seasons. A detached garage and off-road parking complete the package, making everyday life that little bit easier.

Whether you're looking to downsize without compromise, enjoy the freedom of single-storey living, or simply want a quiet home in a well-established neighbourhood, this charming bungalow offers a lifestyle that's relaxed, low-maintenance and ready to enjoy from day one.

GROUND FLOOR

LOUNGE - 5.2m x 2.97m (17'1" x 9'9")

Flame effect fire set in a feature surround. Double radiator and double glazed window.

KITCHEN - 3.7m x 2.44m (12'2" x 8')

Fitted wall and base units incorporating a sink unit with mixer tap. Plumbing for automatic washing machine and integrated electric cooker and hob. Single radiator, two double glazed windows and side access door.

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INNER HALLWAY - With loft hatch and built in cupboard housing the Combi boiler.

BEDROOM ONE - 3.63m x 2.97m (11'11" x 9'9")

Fitted wardrobes, radiator and double glazed window and door to garden.

BEDROOM TWO - 2.72m x 2.46m (8'11" x 8'1")

Radiator and double glazed window to rear aspect.

SHOWER ROOM - 2.4m x 1.47m (7'10" x 4'10")

Corner shower cubicle, vanity unit and low level WC. Radiator and double glazed window.

EXTERNALLY

PARKING & GARAGE - Long side drive leading to detached garage.

GARDENS - Externally the property overlooks a pleasant green area with front low maintenance gravelled garden and to the rear there is a good size garden with lawn, established borders, patio and garden shed.

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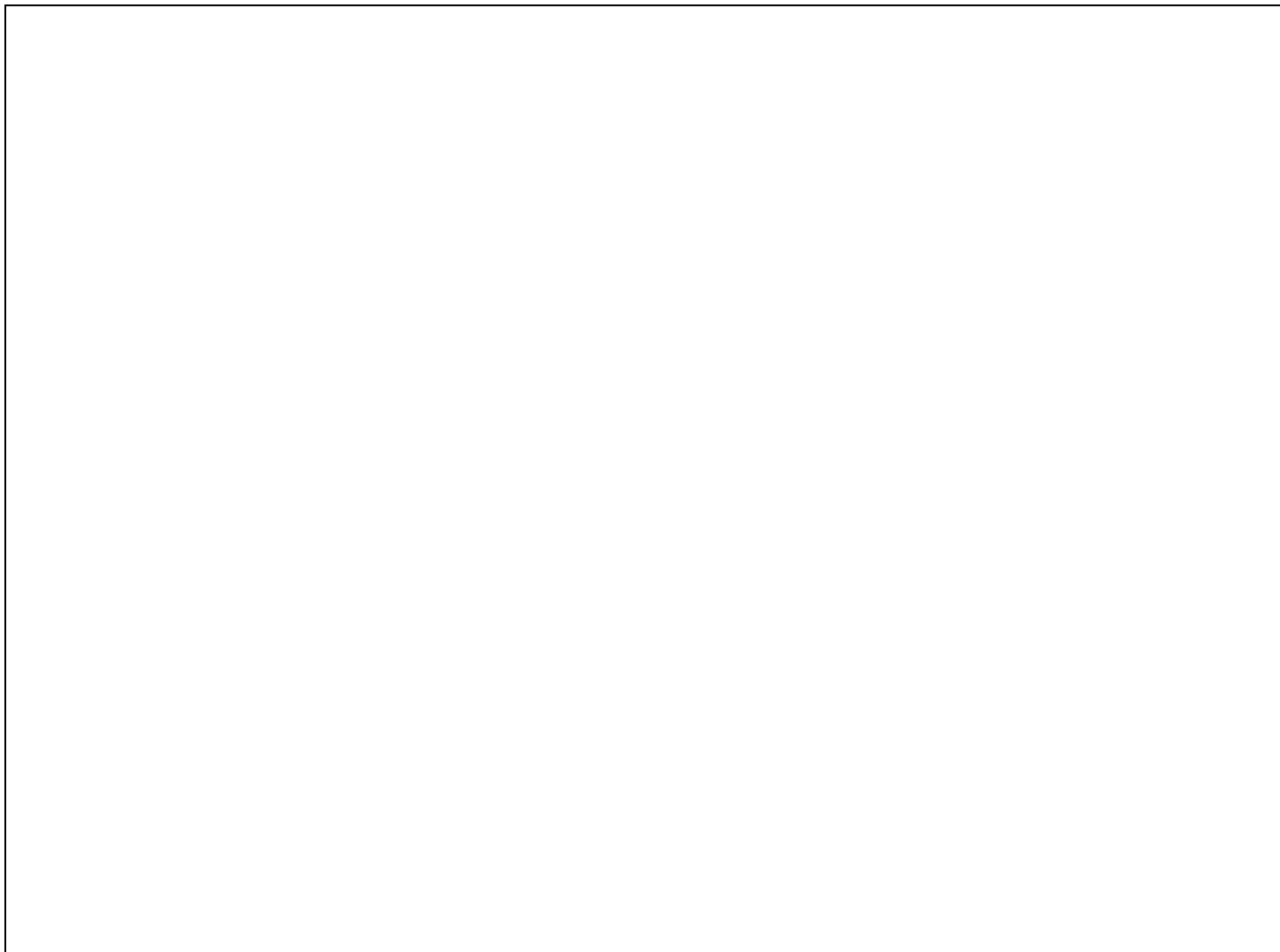
AGENTS REF: - LJ/LS/STO260462/29072026

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

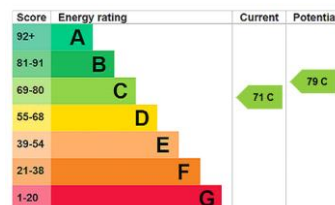
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