



## Marshall Grove, Stockton-On-Tees, TS18 4PJ

This SEMI DETACHED BUNGALOW is tucked away at the tip of a small cul de sac located within walking distance to Sainsburys Supermarket and easy access to transport facilities including bus services to the local area. Offered for sale with NO ONWARD CHAIN, this property is approached via a long pathway through the front garden and upon entering you are welcomed into a hallway with access to the spacious 25 foot lounge, a fitted kitchen and a conservatory with new roof fitted in 2022 provides a delightful space to enjoy all year round. The 2 bedrooms are fitted with robes and a well appointed bathroom is fitted with a shower over the bath, while a separate WC adds convenience. The loft room offers additional flexibility. Accommodation is gas centrally heated powered by a 2022 installed boiler, and is mostly double glazed. Outside, the generous, west facing garden features a lawn, decking area, and a shed with electrics. Parking is available within the larger than average detached garage. Contact us to arrange an early viewing appointment.

Asking Price £175,000



HALL

LOUNGE

25'9" x 11'11" (7.85 x 3.63)

KITCHEN

8'5" x 10'4" (2.57 x 3.15)

CONSERVATORY

11'1" x 7'7" (3.38 x 2.31)

BEDROOM ONE

11'4" x 11'4" (3.45 x 3.45)

BEDROOM TWO

9'4" x 7'10" (2.84 x 2.39)

BATHROOM

5'2" x 7'5" (1.57 x 2.26)

WC

5'5" x 2'6" (1.65 x 0.76)

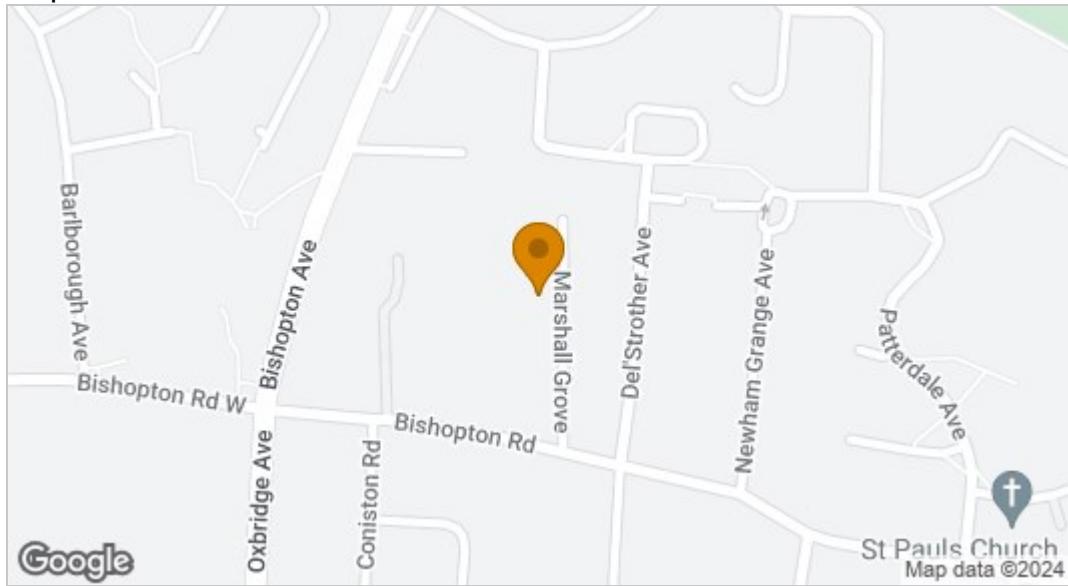
LOFT ROOM

11'2" x 6'3" (3.40 x 1.91)





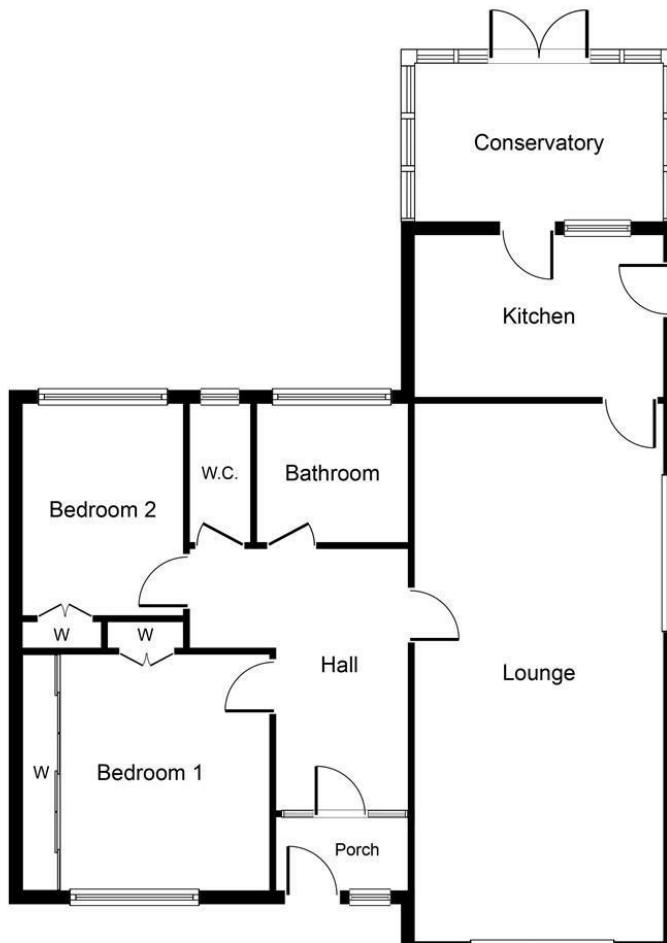
## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B	69	
(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			

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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