



**CAMELLIA CRESCENT, NORTON, STOCKTON-ON-TEES, TS20 2XU**



- ▲ A Very Nice Example of a Semi Detached Bungalow
- ▲ The Property is In Good Order & Only Requires Cosmetics
- ▲ Corner Plot in an Attractive Cul-De-Sac
- ▲ Generous Off Road Parking

- ▲ Attractive Private Gardens
- ▲ Central Heating
- ▲ Fully Alarmed
- ▲ UPVC Double Glazing

**£135,000**

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This modern and bright semi-detached bungalow has a genuinely lovely feel when you walk through for the first time.

The property sits on a lovely corner plot with attractive private South facing gardens.

Bungalows this good are few and far between so an early viewing is advised.

It has a good, easy-going layout that comprises; entrance hall, lounge, kitchen, two double bedrooms and shower room.

#### **GROUND FLOOR**

**ENTRANCE HALL** - UPVC double glazed entrance door with side light, double store cupboard housing meter and alarm panel. Single radiator.

#### **KITCHEN - 3.28m x 2.2m (10'9" x 7'3")**

With double glazed window and door to the side aspect, wall, drawer, and floor units with complementary worktops incorporating an on and a half bowl sink and drainer unit



**TO VIEW:** Tel: 01642 355000  
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with mixer tap, plumbing for washing machine, electric oven and gas hob, space for dryer and fridge.

**LIVING ROOM - 4.9m x 3.58m (16'1" x 11'9")**

With double glazed box cantilevered window to the front aspect, two single radiators, Louis style fireplace with marble back and hearth and electric fire.

**INNER HALL** - With loft access and airing cupboard.

**BEDROOM ONE - 3.86m (12'8") to front of wardrobes x 2.67m (8'9")**

With double glazed window to the rear aspect, single radiator, and mirror fitted wardrobes.

**BEDROOM TWO - 3.1m x 2.51m (10'2" x 8'3")**

With double glazed window to the rear aspect and Gas Board installed 'gas wall heater'.

**SHOWER ROOM** - With double glazed window to the side aspect, newly installed shower cubicle, low level WC, pedestal wash hand basin, and twin radiator.

**EXTERNALLY**

**GARDENS** - The property sits on a lovely corner plot with attractive private South facing garden.

**AGENTS REF:** - LJ/LS/STO230275/21042023



**Council Tax Band:** A      **Tenure:** Freehold

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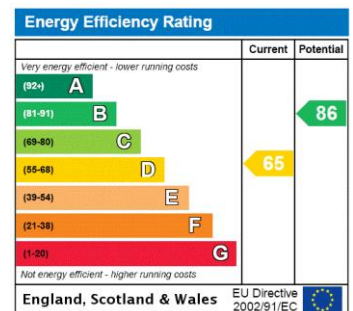
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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