

# CLARKE | MUNRO

ESTATE AGENTS

26 Bracken Road, Stockton-On-Tees, TS19 0NJ



Price: £130,000



01642 361 111

visit [clarkemunro.com](http://clarkemunro.com) for details



## Key Features:

- To be sold with sitting tenant
- Perfect investment opportunity
- 2 spacious bedrooms
- Gas central heating and double glazing
- Easy to maintain gardens.
- Off road parking



## Property Description:

Clarke Munro are delighted to bring to market this spacious 2 bedroom end of terrace bungalow located on this quiet area of 'Fern Park. To be sold with the sitting tenant this is an ideal property investment opportunity. This well maintained bungalow briefly comprises of Entrance hall, lounge, kitchen with range of matching units, 2 bedrooms and shower room wc. Externally is a driveway leading to single garage. Easy to maintain gardens to the front and rear.



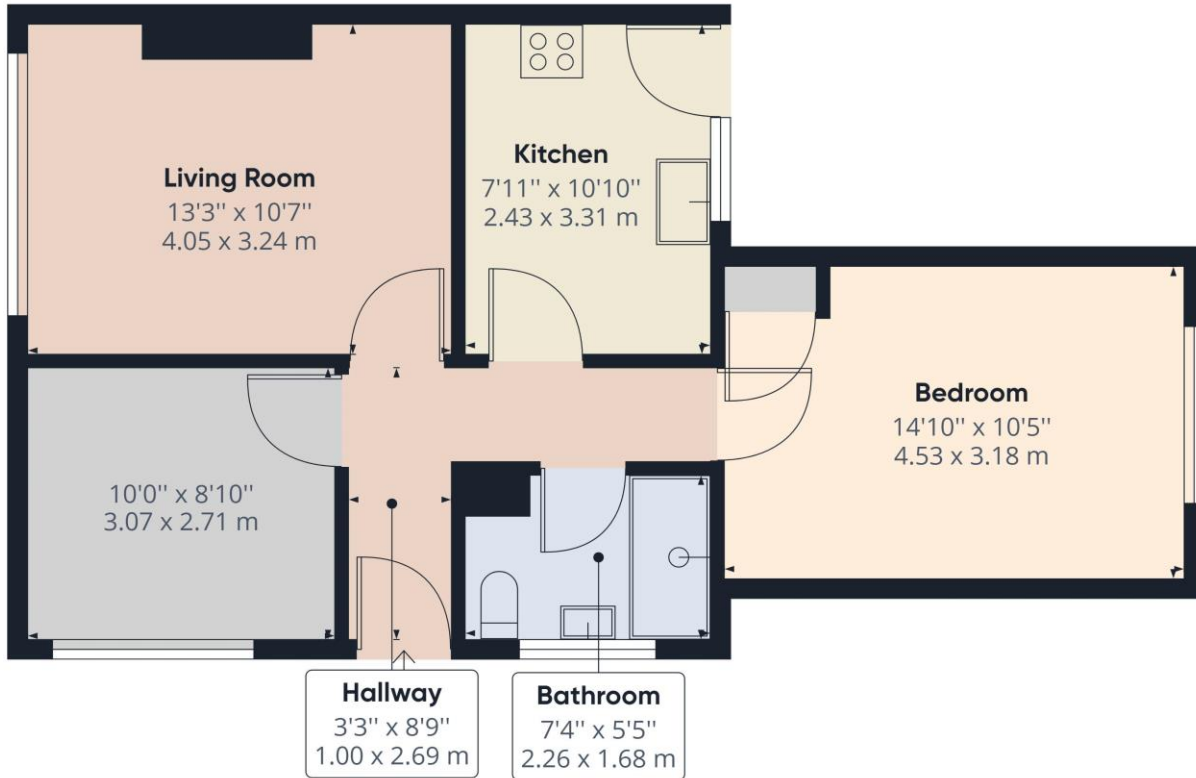
# 26 Bracken Road, Stockton-On-Tees, TS19 0NJ

TO VIEW: Tel: **01642 36111**

65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Approximate total area<sup>(1)</sup>  
571.92 ft<sup>2</sup>  
53.13 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

### Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clark Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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## **Entrance Hall**

Double glazed entrance door, radiator, doors off to all rooms.

## **Lounge**

Double glazed window to front, radiator.

## **Kitchen**

Fitted with a range of matching wall & base units with laminate roll top work surfaces, spaces for appliances, built in electric oven & gas hob, stainless steel sink unit & drainer with chrome mixer tap, vinyl flooring.

## **Bedroom 1**

Built in cupboard housing boiler, double glazed window to rear, radiator.

## **Bedroom 2**

Double glazed window to front & side, radiator.

## **Shower Room**

Electric shower, tiled walls, vinyl flooring, pedestal wash hand basin, close coupled w/c, double glazed window to rear, radiator.

## **Externally**

Low maintenance front & rear gardens, concrete driveway leading to single garage.

## **Single Garage**

With up/over door.

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