



33 Marley Close, Stockton-On-Tees

Offers in Region of £130,000



Michael Poole
SALES · LETTINGS · AUCTIONS





33 Marley Close

Stockton-On-Tees

Enjoy the ease of single-level living in this peaceful cul-de-sac, with a sunny private garden, driveway parking and a lifestyle perfect for relaxing and downsizing - Offered with no onward chain.

- 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



GROUND FLOOR

Lounge 17' 1" x 9' 9" (5.20m x 2.97m)

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

Kitchen 12' 2" x 8' 0" (3.70m x 2.44m)

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.

Inner Hallway

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

Bedroom One 11' 11" x 9' 9" (3.63m x 2.97m)

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

Bedroom Two 8' 11" x 8' 1" (2.72m x 2.46m)

Radiator and double glazed window to rear aspect.

Shower Room 7' 10" x 4' 10" (2.40m x 1.47m)

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

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		

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