



1 Tollerton Close, Stockton-On-Tees
£240,000



Michael Poole
SALES · LETTINGS · AUCTIONS





1 Tollerton Close

Stockton-On-Tees

Positioned on a generous corner plot within a peaceful cul-de-sac, this beautifully presented bungalow offers a rare opportunity to enjoy effortless single-level living.

- Immaculately presented bungalow on a generous corner plot within a quiet cul-de-sac
- Originally three bedrooms, thoughtfully reconfigured to create two spacious bedrooms
- Bright kitchen opening into a garden room with vaulted ceiling and French doors to the rear garden
- Light-filled, sociable living spaces designed for comfortable single-level living
- Beautifully maintained front, side and rear gardens wrapping around the property
- Private driveway and detached garage providing ample parking
- Ideal for entertaining, relaxing or enjoying the outdoor surroundings
- A superbly cared-for home offering privacy, space and lifestyle appeal

1 Tollerton Close

Stockton-On-Tees

Positioned on a generous corner plot within a peaceful cul-de-sac, this beautifully presented bungalow offers a rare opportunity to enjoy effortless single-level living in surroundings that have clearly been cared for with pride.

Originally designed as a three-bedroom home and now thoughtfully reconfigured to create two spacious bedrooms, the property has been enhanced to provide a wonderfully layout.

At the heart of the home, the kitchen flows seamlessly into a bright garden room with a vaulted ceiling and French doors opening onto the rear garden, creating a light-filled space that perfectly blends indoor comfort with outdoor living.

Whether hosting family gatherings, enjoying relaxed weekend brunches, or unwinding with views of the garden, this is a home designed around lifestyle and ease. Outside, the property truly shines. Set on a prominent corner position, immaculate front, side and rear gardens wrap around the home, offering beautifully maintained spaces for entertaining, gardening or simply enjoying the tranquillity of the setting.

A private driveway and garage provide practicality alongside the attractive kerb appeal.

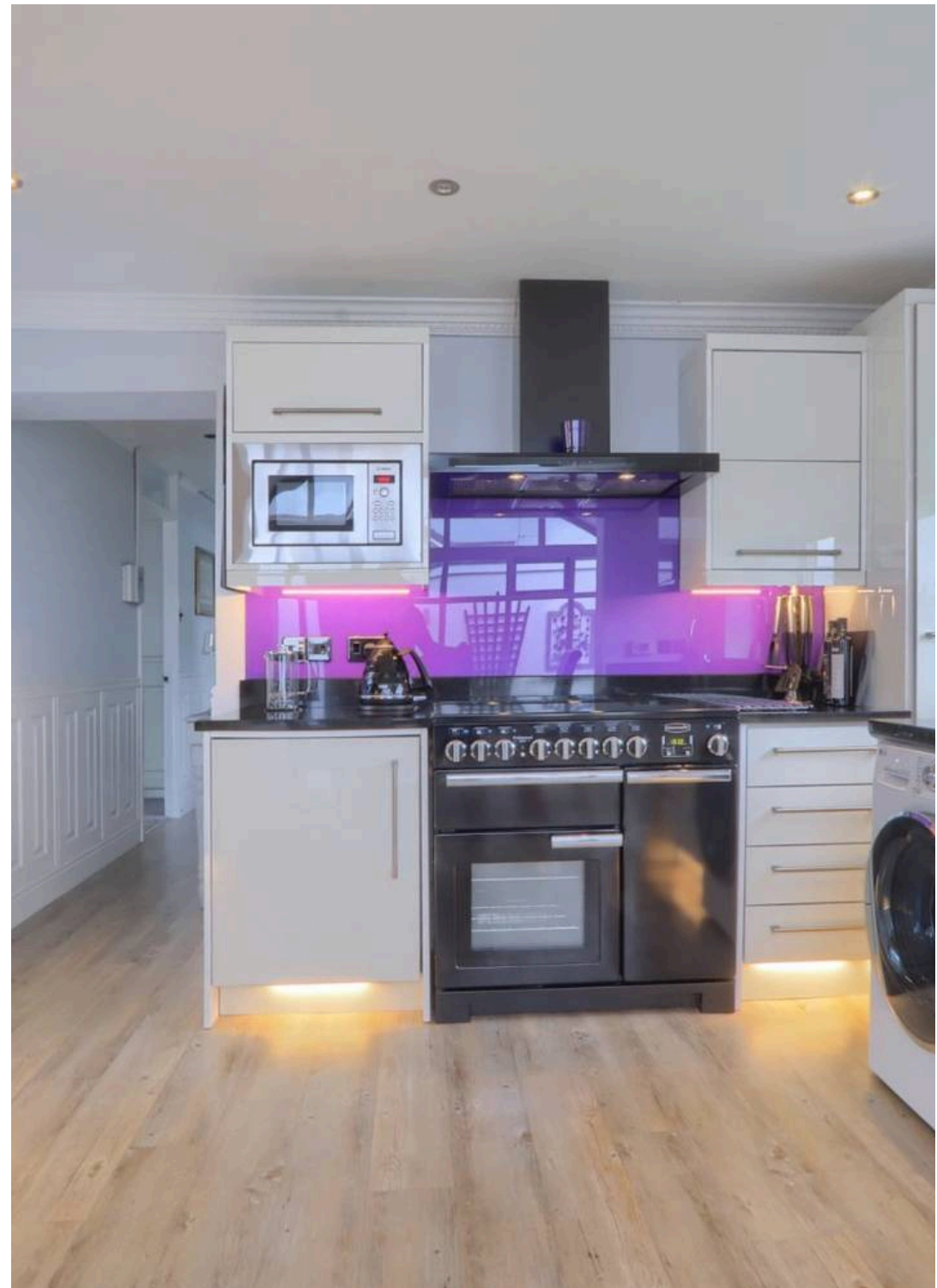
With its stylish interior, superb garden surroundings and quiet cul-de-sac location, this is a home that offers the perfect balance of comfort, privacy and lifestyle.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





GROUND FLOOR

Reception Hall

Composite entrance door with sidelights to reception hall with panelling to lower walls, French doors to the living room and built-in cloak cupboard with oak door.

Living Room 20' 4" x 16' 0" (6.20m x 4.88m)

Double glazed window to the side aspect with fitted Plantation blinds, double glazed cantilevered window to the front aspect with Venetian blinds, two twin radiators, marble fireplace with polished steel living flame gas fire and internal oak door to the hall.

Hall

With loft access, single radiator and panelling to lower walls.

Bedroom One 10' 7" x 8' 9" (3.23m x 2.67m)

With double glazed window to the rear aspect, full length fitted wardrobes and twin radiator.

Bedroom Two 8' 4" x 7' 4" (2.54m x 2.24m)

With double glazed window to the side aspect, panelling to lower walls, twin radiator and full length fitted wardrobes.

Kitchen Diner/Garden Room

15' 9" x 11' 0" (4.80m x 3.35m)

With dual aspect double glazed windows to the side elevations, one with detailed, stained glass design, double glazed windows and French doors overlooking the rear garden, vaulted ceiling with spotlights and two twin radiators. Superb, fitted kitchen with wall, drawer, and floor units incorporating a wine fridge, range cooker with overhead hood and detailed splashback, plumbing for washing machine, one and a half bowl stainless steel sink with mixer tap, integrated fridge and full height pull out larder.



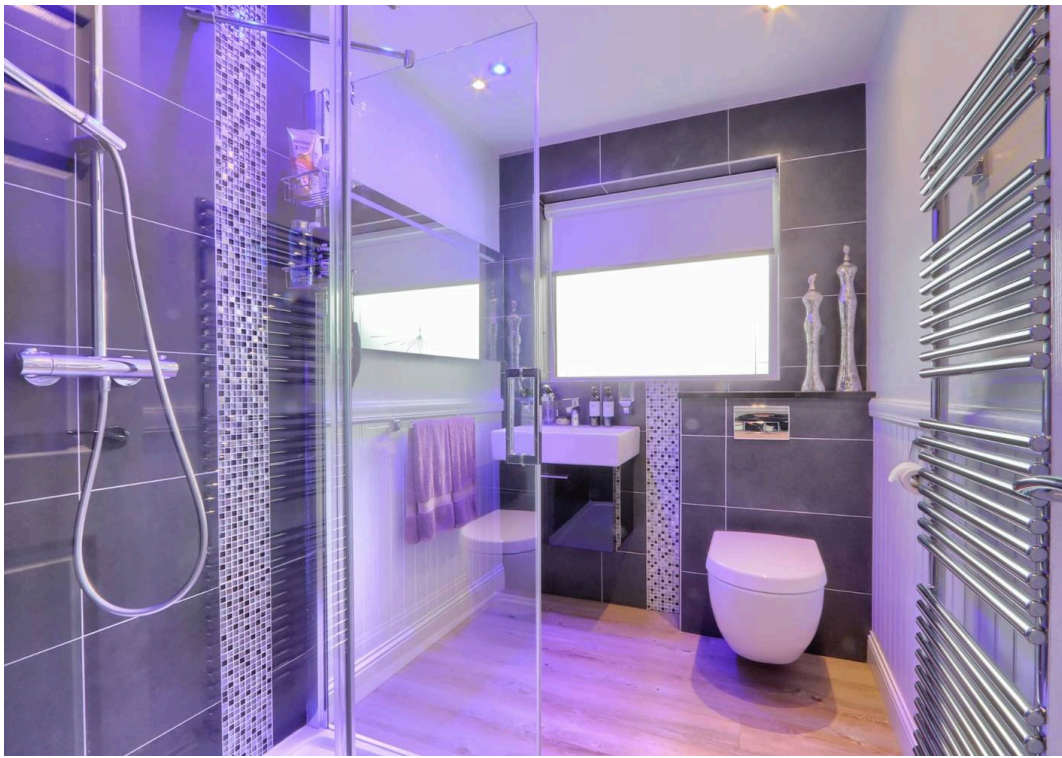
Bathroom

With double glazed window to the side aspect with detailed design and frosted glass, double walk-in shower enclosure with drench style shower and shower attachment, floating style vanity unit with drawer below, floating style WC with hidden cistern, panelling to lower walls, chrome heated towel rail, spotlights to ceiling and extractor fan.

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.





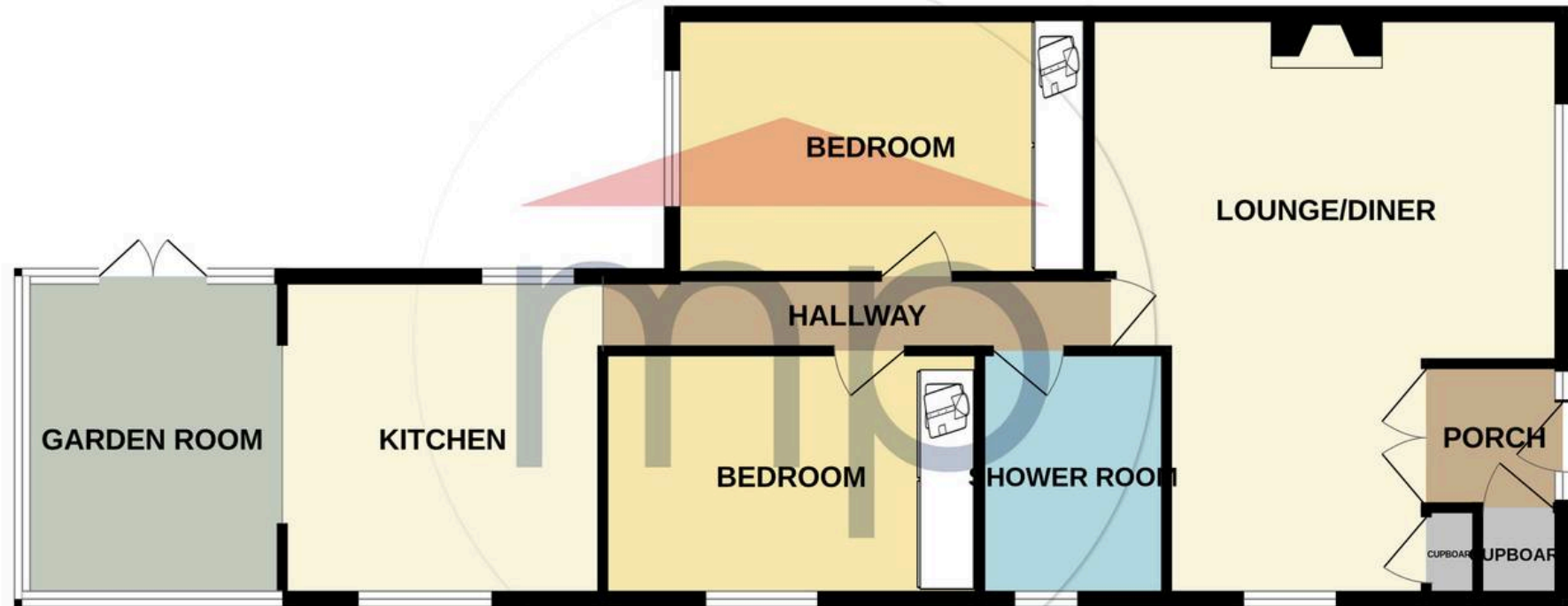


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

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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