

# MEYNELL HOUSE, OLD STATION MEWS, EAGLESCLIFFE, STOCKTON ON TEES, TS16 0GH



- ▲ A Sensibly Priced Two Bedroom Second Floor Apartment Offered For Sale with No Onward Chain
- ▲ Set within the Popular Old Station Mews Development off Aislaby Road in Eaglescliffe
- ▲ Offering Convenient Access to the Nearby Cosmopolitan Yarm High Street
- ▲ Providing an Electric Heating System (New Boiler April 2022) & Double Glazing
- ▲ Secure Ground Floor Entrance & Allocated Parking
- ▲ Spacious Lounge/Dining Room with Double Glazed French Doors & Juliet Balcony
- ▲ Kitchen with Built in Oven & Induction Hob, Integrated Dishwasher & Plumbing for Washing Machine
- ▲ Two Bedrooms Both with Fitted Hammonds Bedroom Furniture
- ▲ Bathroom with a Nicely Presented White Three Piece Suite
- ▲ Early Viewing Comes Highly Recommended

**£125,000**

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A sensibly priced two bedroom second floor apartment. Set within the popular Old Station Mews development off Aislaby Road in Eaglescliffe.

Offering convenient access to the nearby cosmopolitan Yarm High Street which is a short walk away. Providing an electric heating system which was newly installed in April 2022 and double glazing. Secure ground floor entrance and allocated parking. Spacious lounge/dining room with double glazed French doors and Juliet balcony. Kitchen with built in oven and induction hob, integrated dishwasher and plumbing for washing machine. Two bedrooms both with fitted Hammonds bedroom furniture.

Bathroom with a nicely presented white three piece suite. Early viewing comes highly recommended.

### **ACCOMMODATION**

#### **GROUND FLOOR ENTRANCE**

Secure communal entrance with staircase leading to upper floors.

#### **HALLWAY**

With radiator, coved ceiling and doors leading to all rooms.

#### **LOUNGE/DINING AREA - 5.36m x 3.38m (17'7" x 11'1")**

Light and airy main room with double radiator, double glazed window, coved ceiling and double glazed French doors with Juliet style balcony.

#### **KITCHEN - 2.44m x 2.5m (8' x 8'2")**

Providing a superb range of fitted wall and floor units with complimentary work surfaces incorporating one and a half bowl stainless steel sink unit with mixer tap, wall mounted Electric boiler enclosed in corner unit. Integrated dishwasher and plumbing for automatic washing machine. Built in stainless steel style oven with induction hob and extractor fan in canopy. Part tiled walls and spotlights.

#### **BEDROOM ONE - 3.45m x 3.35m (11'4" x 11')**

Providing an excellent range of Hammonds fitted bedroom furniture including wardrobes with matching dressing table, bedside units, drawers and headboard. Radiator, double glazed window and telephone point.

**TO VIEW:** Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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**BEDROOM TWO - 3.7m (12'2") reducing to 2.5m (8'2") x 2.84m (9'4")**

Fitted Hammonds bedroom furniture including wardrobes with bridging units, bedside cabinets and drawers in addition there is a fitted desk unit in a recess with cupboards above providing usual study area. Radiator, double glazed window and hatch to loft space.

**BATHROOM/WC**

White suite comprising panelled bath with Mira shower above and screen, pedestal wash hand basin and low level WC. Radiator, extractor fan, spotlights and part tiled walls. Built-in cupboard housing the hot water tank.

**EXTERNALLY**

**PARKING**

Secure parking area, accessed via electric gates with allocated parking for one vehicle together with further additional visitor spaces.

**AGENTS REFERENCE** - DC/JV/080068/230316

**Council Tax Band:** D      **Tenure:** Leasehold

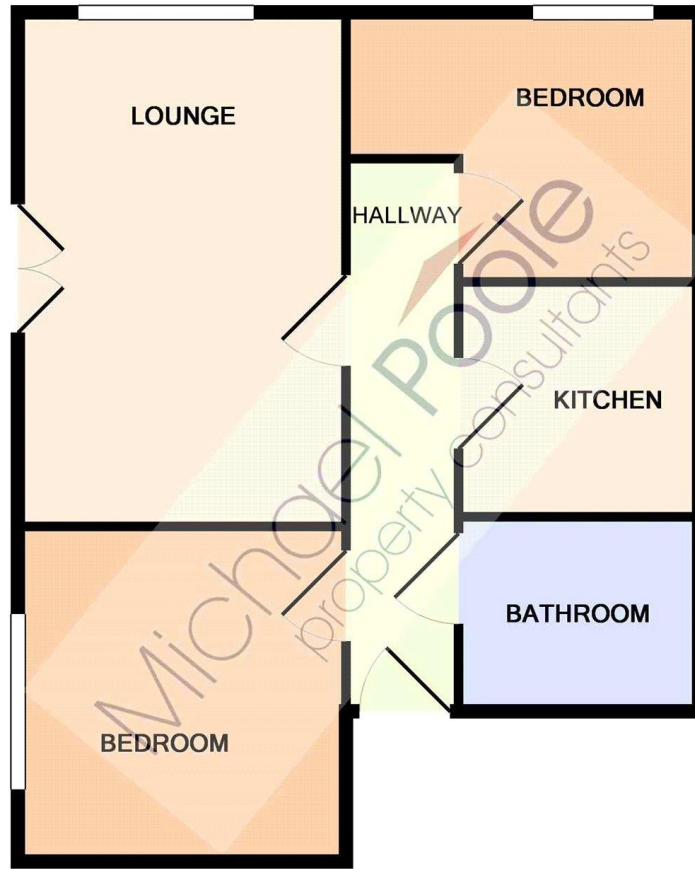
**TO VIEW:** Contact our Yarm office on

Tel: **01642 788878**



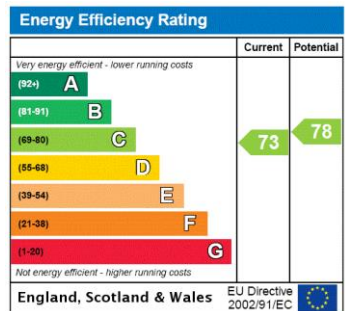
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