

# GOOSE GARTH, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0RQ



- ▲ A Rarely Available Three Bedroom First Floor Apartment Presented to An Immaculate Standard
- ▲ Offered For Sale with The Benefit of NO ONWARD CHAIN
- ▲ Popular Eaglescliffe Setting Directly Off Yarm Road & Walking Distance to The Cosmopolitan Yarm High Street
- ▲ Gas Central Heating System & Double Glazing
- ▲ Established Communal Gardens & Allocated Car Parking
- ▲ Tastefully Presented Lounge
- ▲ Dining Room Opening to Kitchen with Fitted Units, Built-In Oven & Hob, Integrated Dishwasher, Fridge & Freezer
- ▲ Master Bedroom with Built-In Double Wardrobe & En-Suite Shower Room
- ▲ Nicely Presented Bathroom with White Three-Piece Suite

**£185,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Offered for sale with the benefit of no onward chain, a rarely available three-bedroom first floor apartment presented to an immaculate standard and in a popular Eaglescliffe setting directly off Yarm Road and walking distance to the cosmopolitan Yarm High Street.

**GROUND FLOOR**

Secure communal ground floor entrance with staircase to the upper floors.

**FIRST FLOOR**

**HALLWAY**

**LOUNGE - 4.48m x 3.43m (14'8" x 11'3")**

**DINING ROOM - 3.13m x 2.74m (10'3" x 9')**  
Opening to ...

**KITCHEN - 3.05m x 2.48m (10' x 8'2")**

**BEDROOM ONE - 4.35m x 2.51m (14'3" x 8'3")**

**EN-SUITE SHOWER ROOM - 2.31m x 1.53m (7'7" x 5')**

**BEDROOM TWO - 4.11m x 2.63m (13'6" x 8'8")**

**BEDROOM THREE - 3.12m x 2.52m (10'3" x 8'3")**

**BATHROOM - 2.67m x 1.75m (8'9" x 5'9")**

**TO VIEW: Tel: 01642 788878**  
59 High Street, Yarm, TS15 9BH

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



GOOSE GARTH, TS16 0RQ



**EXTERNALLY**

**GARDENS & PARKING** - There are mature established communal gardens, an allocated parking space together with additional visitors parking.

**AGENTS REF:** - DC/LS/STO220349/25012024

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

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

Tel: **01642 788878**

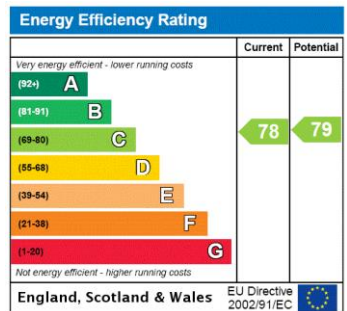


GROUND FLOOR



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. Made with Metropix ©2024.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



**TO VIEW:** Contact our Yarm Office on Tel: **01642 788878**  
59 High Street, Yarm, TS15 9BH