

# VALLEY GARDENS, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0LY



- ▲ Offered For Sale with The Benefit of NO ONWARD CHAIN
- ▲ A Three Bedroom Detached Bungalow Set Within a Delightful Cul-De-Sac in This Popular Eaglescliffe Setting
- ▲ Improved to A High Standard with Attractive Décor & Good Quality Fittings
- ▲ Spacious Lounge/Dining Room with An Electric Fire Set in A Feature Surround
- ▲ Kitchen with A Good Range of Fitted Units
- ▲ Range Style Oven Together with A Separate Utility Room
- ▲ Three Bedrooms with The Master Having an En-Suite Shower Room
- ▲ Superb Redesigned Bathroom with White Three-Piece Suite
- ▲ Low Maintenance Gardens to Front & Rear, Block Paved Driveway & Single Garage
- ▲ Gas Central Heating System & Double Glazing

**£275,000**

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Offered for sale with the benefit of no onward chain, a three-bedroom detached bungalow set within a delightful cul-de-sac in this popular Eaglescliffe setting and improved to a high standard with attractive décor and good quality fittings.

#### **GROUND FLOOR**

**ENTRANCE** - With double glazed entrance door, attractive flooring, radiator, coved ceiling, downlighting and built-in cupboard.

**LOUNGE/DINING ROOM** - 7.40m x 3.67m (24'3" x 12')  
Electric fire in feature surround, two radiators, coved ceiling, double glazed window, and patio doors to the rear garden.

**KITCHEN** - 3.82m x 3.23m (12'6" x 10'7")  
Fitted wall and floor units incorporating a stainless-steel sink unit with mixer taps. Built-in range style oven with extractor fan. Vertical radiator, double glazed window, tiled floor, and coved ceiling.

**UTILITY ROOM** - 1.70m x 1.50m (5'7" x 4'11")  
Further fitted units, plumbing for automatic washing machine and vent for tumble dryer. Radiator, tiled floor, coved ceiling, double glazed window, and side access door.

**BEDROOM ONE** - 3.88m x 3.64m (12'9" x 11'11")  
Radiator, double glazed window, and coved ceiling.

**EN-SUITE SHOWER ROOM** - Shower cubicle, wash hand basin in vanity unit and low-level WC. Tiled walls and floor, chrome effect heated towel rail and downlighting.

**BEDROOM TWO** - 3.84m (12'7") reducing to 3.46m (11'4") x 2.76m (9'1")  
Radiator, double glazed window, and coved ceiling.

**BEDROOM THREE** - 2.48m x 2.47m (8'2" x 8'1")  
Radiator, double glazed window, and coved ceiling.

**BATHROOM** - 2.45m x 1.45m (8' x 4'9")  
Refitted white three-piece suite comprising; panelled bath with shower attachment, wash hand basin in vanity unit and low level WC. Double glazed window, heated towel rail, coved ceiling and downlighting. Loft hatch and part tiled walls.

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

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## **EXTERNALLY**

**GARDEN & GARAGE** - Low maintenance front garden with a block paved driveway providing off street parking and leading to the single garage. There is a further garden area to the rear with gravelled section and patio area.

**AGENTS REF:** - DC/LS/YAR220320/14112023

**Council Tax Band:** D     **Tenure:** Freehold

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

Tel: **01642 788878**



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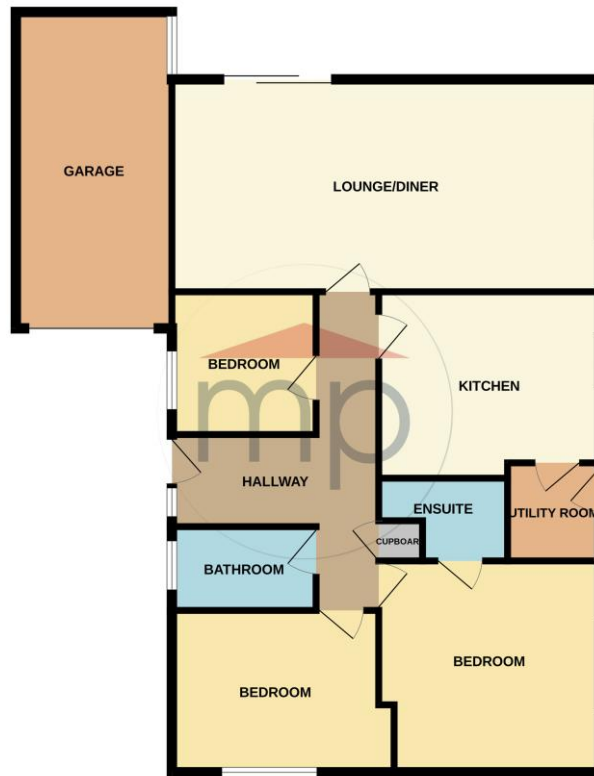


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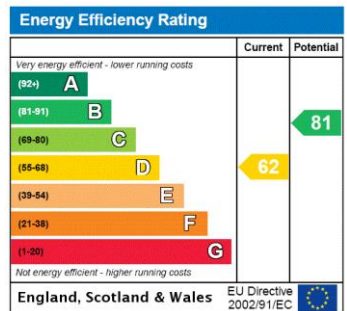
The image shows the storefront of Michael Poole property consultants at night. The shop is illuminated with blue neon lights, and the sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and brochures.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operation or efficiency can be given. Made with Metropac 12/2/2

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.



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