

PENNYPOT LANE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0BN



- ▲ An Impressive Four Bedroom Detached Family Home Well Worth Early Internal Viewing
- ▲ Nicely Located Within This Popular Development Opposite Preston Park in Eaglescliffe
- ▲ Lounge with A Living Flame Effect Gas Fire, Separate Dining Room & Double-Glazed Conservatory
- ▲ Breakfast Kitchen with A Generous Range of Fitted Units & Built-In Oven & Hob
- ▲ Utility Area & Ground Floor Cloakroom/WC
- ▲ Four Spacious First Floor Bedrooms & Refitted Bathroom with White Suite & Attractive Fittings
- ▲ Lawned Gardens to Front & Rear, Impressed Concrete Double Width Driveway & Single Garage
- ▲ Gas Central Heating System Via a Combination Boiler & Double Glazing
- ▲ Excellent Location, Well Placed for Transport Links & Access to Highly Regarded Schooling

£340,000

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Nicely located within this popular development opposite Preston Park in Eaglescliffe, an impressive four bedroom detached family home well worth early internal viewing.

GROUND FLOOR

ENTRANCE LOBBY -

HALLWAY -

LOUNGE - 4.06m x 4.05m (13'4" x 13'3")

DINING ROOM - 3.27m x 3.27m (10'9" x 10'9")

CONSERVATORY - 3.71m x 3.38m (12'2" x 11'1")

BREAKFAST KITCHEN - 4.07m x 3.31m (13'4" x 10'10")

UTILITY AREA - 1.89m x 1.40m (6'2" x 4'7")

CLOAKROOM/WC - 1.52m x 1.33m (5' x 4'4")

FIRST FLOOR

LANDING -

BEDROOM ONE - 4.91m x 2.82m (16'1" x 9'3")

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

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BEDROOM TWO - 3.60m x 3.41m (11'10" x 11'2")

Fitted wardrobes.

BEDROOM THREE - 3.51m x 3.15m (11'6" x 10'4")

BEDROOM FOUR - 2.60m x 2.56m (8'6" x 8'5")

BATHROOM - 2.42m x 2.16m (7'11" x 7'1")

EXTERNALLY

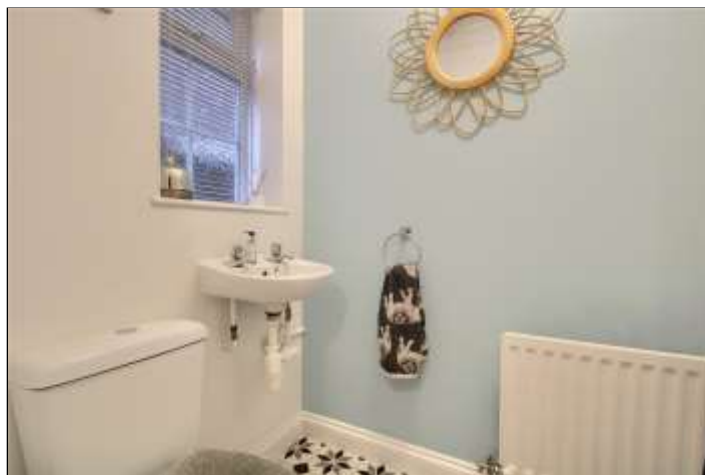
GARDENS & GARAGE - Lawned front garden with an impressed concrete double width driveway leading to the single garage with up and over door, power points and lighting. The generous, enclosed rear garden is mainly laid to lawn with a paved patio area and gravelled borders.

AGENTS REF: - DC/LS/YAR230077/21122023

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



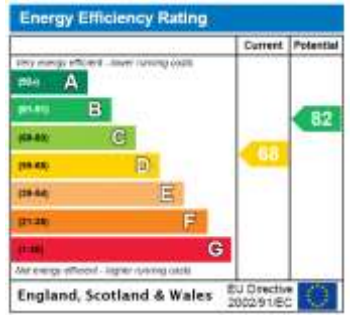
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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 operability or efficiency can be given.
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