

**TIMOTHY HACKWORTH COURT, THE AVENUE, EAGLESCLIFFE,  
STOCKTON-ON-TEES, TS16 9AD**



- ▲ A Spacious One Bedroom Second Floor Apartment (for Purchasers Over 60) Set Within this Prestigious Retirement Development
- ▲ Enjoying a Desirable Setting at the Junction of The Avenue & Yarm Road in Eaglescliffe
- ▲ Impressive Established Grounds with Attractive Gardens & Parking Area
- ▲ Secure Entrance, Communal Lounge & Kitchen Facilities for Social Events and Laundry Room
- ▲ Lift to Upper Floors & Emergency Call Service, Electric Heating & Double Glazing
- ▲ Spacious Lounge/Diner with an Electric Fire Set in a Feature Surround
- ▲ Kitchen with a good range of fitted units, Built-In Oven, Hob & Integrated Fridge & Freezer
- ▲ Double Bedroom with Fitted Wardrobes
- ▲ Tiled Shower Room with Double Shower Cubicle

**£99,950**

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A spacious one bedroom second floor apartment (for purchasers over 60) set within this prestigious retirement development, enjoying a desirable setting at the junction of The Avenue and Yarm Road in Eaglescliffe and boasting impressive established grounds with attractive gardens and parking area.

### **ACCOMMODATION**

#### **ENTRANCE**

Secure communal ground floor entrances with staircase and lift leading to the upper floors.

#### **HALLWAY**

With coving and built-in cupboard.

#### **LOUNGE/DINER - 6.92m x 3.29m (22'8" x 10'10")**

Electric fire set in a feature surround. Wall mounted electric heater, coving, and double glazed windows.

#### **KITCHEN - 2.60m x 2.25m (8'6" x 7'5")**

Fitted wall and base units with a stainless steel sink unit. Built-in oven and ceramic hob. Integrated fridge and freezer. Vinyl flooring, coving, and double glazed window.

#### **BEDROOM - 4.08m (13'5") x 2.76m (9'1") reducing to 1.57m (5'2")**

Fitted wardrobes, wall mounted electric heater, double glazed window, and coving.

#### **SHOWER ROOM - 2.12m x 1.70m (6'11" x 5'7")**

Double shower cubicle, wash hand basin in vanity unit and low level WC. Wall mounted electric heater, tiled walls and vinyl flooring.

**TO VIEW:** Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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**EXTERNALLY**

**GARDENS & PARKING**

Delightful established grounds with attractive gardens and parking area.

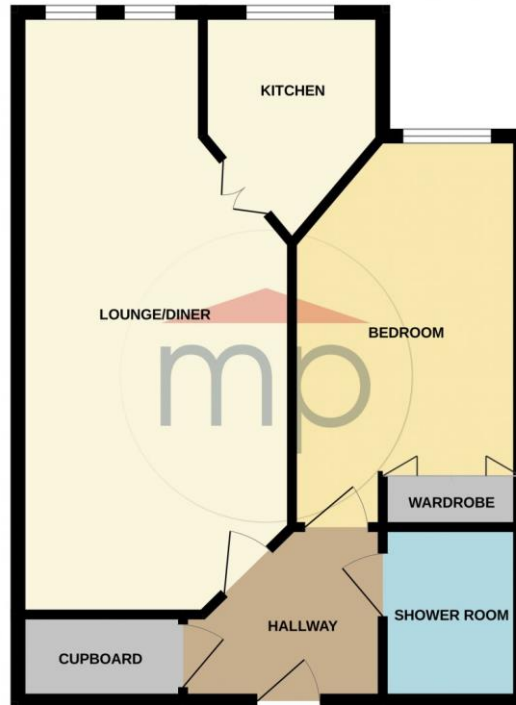
**AGENTS REF:** - DC/LS/YAR230219/27102023

**Council Tax Band:** C    **Tenure:** Leasehold

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Tel: 01642 788878

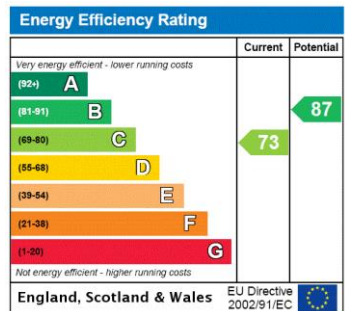


GROUND FLOOR



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 operability or efficiency can be given. Made with Metropix CS2023

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