

FARNHAM CLOSE, EAGLESCLIFFE, STOCKTON ON TEES, TS16 0NF



- ▲ Offered For Sale with The Benefit of NO ONWARD CHAIN
- ▲ An Extended Four Bedroom Detached Family Home with A Larger Than Average DOUBLE GARAGE
- ▲ Occupying A Generous Corner Plot Within This Popular Eaglescliffe Setting, Close to Highly Regarded Junior & Secondary Schooling
- ▲ Extensive Lounge/Dining Room with Double Glazed French Doors to The Rear Garden
- ▲ Study/Family Room & Cloakroom/WC
- ▲ Kitchen/Diner with A Range of Fitted Units, Granite Worktops & Some Built-In Appliances
- ▲ Four Bedrooms on The First Floor Together with An Extensive Family Bathroom with White Suite & Shower Enclosure
- ▲ Gas Central Heating System & Double Glazing
- ▲ Generous Impressed Concrete Driveway & Off Street Parking & Enclosed Lawned Rear Garden

£300,000

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GROUND FLOOR

ENTRANCE HALLWAY -

**LOUNGE/DINING ROOM - 7.62m (25') x 3.71m (12'2")
reducing to 3.12m (10'3")**

FAMILY ROOM - 4.07m x 2.18m (13'4" x 7'2")

CLOAKROOM/WC -

KITCHEN - 4.92m x 3.37m (16'2" x 11'1")

FIRST FLOOR

LANDING -

**BEDROOM ONE - 3.90m x 3.54m (12'10" x 11'7")
Built-in wardrobes.**

**BEDROOM TWO - 3.53m x 3.05m (11'7" x 10')
Built-in double wardrobe.**

BEDROOM THREE - 3.89m x 2.18m (12'9" x 7'2")

**BEDROOM FOUR - 2.72m x 2.13m (8'11" x 7')
Built-in cupboard.**

BATHROOM - 4.56m x 1.65m (15' x 5'5")

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

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EXTERNALLY

GARDENS & PARKING - Impressed concrete driveway and off-street parking area to the front of the house leading to the double garage. The rear garden is enclosed and mainly laid to lawn with shrub borders and an impressed concrete patio area.

DOUBLE GARAGE - 8.18m x 4.69m (26'10" x 15'5")

With up and over door, bi-folding rear doors, power points and lighting.

AGENTS REF: - DC/LS/YAR230225/20072023

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

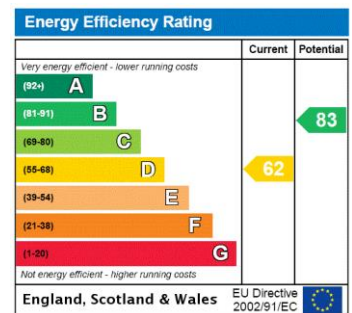


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