

# FLOUNDERS HOUSE, OLD STATION MEWS, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0GG



- ▲ An Impressive Refurbished Two Bedroom First Floor Apartment Which Will Be of Interest to A Variety of Prospective Buyers
- ▲ Offered For Sale with The Benefit of NO ONWARD CHAIN
- ▲ Set Within This Popular Modern Development Off Aislaby Road in Eaglescliffe, A Short Walk from The Cosmopolitan Yarm High Street
- ▲ Spacious Lounge/Dining Room with Windows to Two Elevations, Double Glazed Door & Juliet Balcony
- ▲ Redesigned Kitchen with High Gloss Fitted Units, Built-In Oven & Hob, Integrated Dishwasher & Fridge
- ▲ Two Spacious Bedrooms & Refitted Bathroom with White Three Piece Suite & Shower Over the Bath
- ▲ Gas Central Heating System Via Combination Boiler & Double Glazing
- ▲ Allocated Parking Together with Additional Visitors Spaces
- ▲ Early Viewing Comes Highly Recommended & Many Items of Furniture Are Available by Negotiation

**£131,900**

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

**Michael Poole**  
sales | lettings | auctions



An impressive refurbished two bedroom first floor apartment which will be of interest to a variety of prospective buyers, offered for sale with the benefit of no onward chain and set within this popular modern development off Aislaby Road in Eaglescliffe, a short walk from the cosmopolitan Yarm High Street.

**ACCOMMODATION**

**HALLWAY** - With entrance door, radiator, and coved ceiling.

**LOUNGE/DINING ROOM - 4.98m x 3.25m (16'4" x 10'8")**  
Radiator, double glazed window and Double glazed door and window with Juliet balcony.

**KITCHEN - 2.77m x 2.64m (9'1" x 8'8")**  
Redesigned high gloss wall and base units with complementary worktops and a stainless steel sink unit with mixer taps. Built-in oven and gas hob with extractor fan. Plumbing for automatic washing machine, integrated dishwasher, and fridge.

**BEDROOM ONE - 4.34m (14'3") x 3.3m (10'10") reducing to 2.54m (8'4")**

Radiator, double glazed window, and built-in cupboard/wardrobe.

**BEDROOM TWO - 3.8m x 2.16m (12'6" x 7'1")**

Radiator and double glazed window. Built-in cupboard housing the Baxi combination boiler.

**BATHROOM - 2.51m x 1.88m (8'3" x 6'2")**

Attractively refitted with a White three piece suite comprising panelled bath with shower over and screen, pedestal wash hand basin and low level WC. Tiled walls and chrome effect heated towel rail.

**EXTERNALLY**

**PARKING** - Allocated parking and additional visitors' spaces.

**AGENTS REF:** - DC/LS/YAR230299/29112023

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

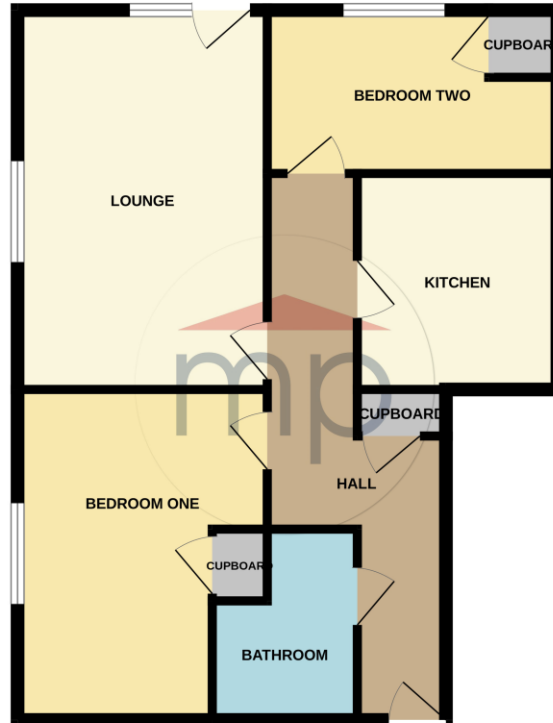
**TO VIEW:** Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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

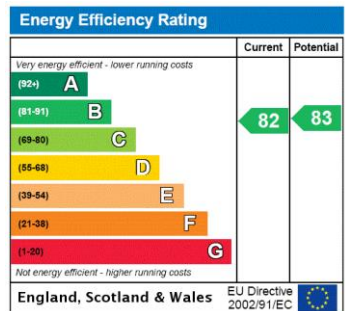


GROUND FLOOR



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 ©2023

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