

HUNTERS GREEN, EAGLESCLIFFE, STOCKTON ON TEES, TS16 0NY



- ▲ An Extended & Significantly Improved, Modern Four Bedroom Detached Family Home Offered For Sale with NO ONWARD CHAIN
- ▲ Excellent Cul-De-Sac Setting Within This Popular Development Close to Highly Regarded Junior & Secondary Schooling
- ▲ Delightful Plot with Attractive Gardens to Front & Rear, Large Workshop/Shed, Driveway & Single Garage
- ▲ Spacious Lounge, Separate Dining Room, Family/Garden Room Extension with Vaulted Ceiling & Double Glazed Conservatory
- ▲ Redesigned Kitchen with High Gloss Units, Island Unit, Built-In Oven & Hob, Integrated Washing Machine & American Style Fridge/Freezer
- ▲ Luxurious Refitted Bathroom with White Suite, Attractive Tiling & A Useful Ground Floor Cloakroom/WC
- ▲ Four Spacious Bedrooms with Three Having Fitted Wardrobes & The Master Offers an En-Suite Shower Room
- ▲ Gas Central Heating System & Double Glazing
- ▲ Due to The Current High Demand for Properties in The Eaglescliffe Area, We Would Strongly Recommend Early Internal Viewing

Offers Over £295,000

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An extended and significantly improved, modern four bedroom detached family home offered for sale with no onward chain. Due to the current high demand for properties in the Eaglescliffe area, we would strongly recommend early internal viewing.

DINING ROOM - 2.9m x 2.67m (9'6" x 8'9")

KITCHEN - 4.2m x 2.77m (13'9" x 9'1")

GROUND FLOOR

FIRST FLOOR

ENTRANCE HALLWAY

LANDING

CLOAKROOM/WC

MASTER BEDROOM - 3.78m (12'5") x 3.4m (11'2") reducing to 2.7m (8'10")
Fitted wardrobes.

LOUNGE - 4.75m x 3.58m (15'7" x 11'9")

EN-SUITE SHOWER ROOM

GARDEN/FAMILY ROOM - 3.65m x 2.97m (12' x 9'9")

BEDROOM TWO - 4.27m x 2.62m (14' x 8'7")
Fitted wardrobes.

CONSERVATORY - 2.92m x 2.92m (9'7" x 9'7")

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

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BEDROOM THREE - 3.2m x 2.92m (10'6" x 9'7")

Fitted wardrobes.

BEDROOM FOUR - 3.18m x 2.46m (10'5" x 8'1")

BATHROOM/WC - 2.18m x 1.96m (7'2" x 6'5")

EXTERNALLY

GARDENS & GARAGE

The property enjoys an excellent plot position within a small cul-de-sac. There is a lawned front garden and a driveway which provides off street parking for two vehicles and leads onto the single garage, which is currently partitioned, with up and over door, internal door to the Hallway, power points and lighting. To the rear there is a pleasant, enclosed garden being mainly laid to lawn with a large, insulated workshop/shed, a circular paved patio area, shrub borders and decking.

WORKSHOP/SHED - 3.66m x 2.44m (12' x 8')

AGENTS REF: - DC/LS/YAR230308/27092023

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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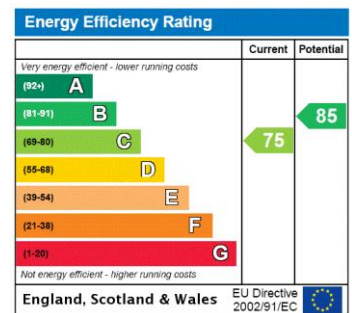


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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