

NEWSAM ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0ED



- ▲ An Extended Three Bedroom Period Style Semi Detached House Located Within This Sought After Eaglescliffe Setting
- ▲ Rarely Available For Sale & Priced to Reflect The Need For Some Modernisation, Whilst Being Offered with NO ONWARD CHAIN
- ▲ Gardens to Front & Side, Long Driveway Providing Parking for A Number of Vehicles & Single Garage
- ▲ Lounge with Living Flame Effect Gas Fire & Front Bay Window Together with A Separate Dining Room & Sunroom/Conservatory
- ▲ Kitchen with Fitted Units & Built-In Oven & Hob Together with A Separate Utility Room
- ▲ First Floor Bathroom & Ground Floor Shower Room
- ▲ Three Double Bedrooms, Two on The First Floor & One on The Ground Floor
- ▲ Gas Central Heating System & Double Glazed Windows
- ▲ Excellent Location, Close to Highly Regarded Junior & Secondary Schooling & Shopping Facilities

Guide Price £250,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Rarely available for sale and priced to reflect the need for some modernisation, an extended three bedroom period style semi-detached house located within this sought after Eaglescliffe setting and offered with no onward chain.

GROUND FLOOR

ENTRANCE HALLWAY

With double glazed entrance door, radiator, and staircase to the first floor.

LOUNGE - 3.9m (12'10") x 3.66m (12') Measured into bay

Living flame effect gas fire in surround with inset and hearth. Double glazed bay window to the front, radiator, and corning.

DINING ROOM - 3.89m x 3.66m (12'9" x 12')

Radiator, double glazed window, coved ceiling, and built-in cupboard.

KITCHEN - 3.05m x 2.82m (10' x 9'3")

Fitted wall and floor units with complementary worktops incorporating a one and a half bowl stainless steel sink unit with mixer taps. Built-in oven, gas hob and extractor fan. Door to Sunroom.

UTILITY ROOM - 3.58m x 1.78m (11'9" x 5'10")

Fitted units, plumbing for automatic washing machine and radiator.

SHOWER ROOM - 1.78m x 1.65m (5'10" x 5'5")

Shower cubicle, wash hand basin in vanity unit and low level WC. Radiator.

BEDROOM THREE - 4.42m (14'6") reducing to 3.78m (12'5") x 3.02m (9'11")

Fitted wardrobes, radiator, and coved ceiling.

SUNROOM/CONSERVATORY - 3.76m x 1.85m (12'4" x 6'1")

With double glazed window and side access door.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

www.michaelpoole.co.uk



FIRST FLOOR

LANDING

With double glazed window and built-in storage. Loft hatch with ladder access leading to two loft areas.

BEDROOM ONE - 4.5m x 3.86m (14'9" x 12'8")

Fitted wardrobes. Radiator and double glazed window.

BEDROOM TWO - 3.66m x 3.05m (12' x 10')

Radiator and double glazed window.

BATHROOM - 2.8m x 1.96m (9'2" x 6'5")

Coloured suite comprising; panelled bath with shower above, wash hand basin and low level WC. Part tiled walls, radiator, and double glazed window.

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with shrub borders. A paved driveway, accessed via double wrought gates provides off street parking for a number of vehicles and leads to the single garage with double doors. To the side, there is a decked seating area, paved and gravelled section and further shrubs.

AGENTS REF: - DC/LS/YAR230318/16112023

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

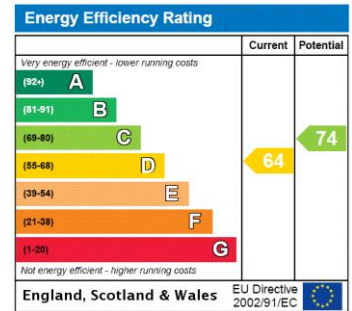
Tel: **01642 788878**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Metronix 02023

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

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions