

# LINGFIELD DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0NX



- ▲ A Stylish, Significantly Improved Three Bedroom Semi Detached Family Home Offering Tasteful Décor & High-Quality Fittings
- ▲ Set On This Particularly Popular Road Close to Highly Regarded Junior & Secondary Schooling
- ▲ Spacious Lounge with A Bio-Ethanol Stove Set in A Feature Surround with Tiled Hearth
- ▲ Open Plan Kitchen/Diner with Refitted Units, Built-In Double Oven, Ceramic Hob, Integrated Dishwasher & Fridge/Freezer

- ▲ Spacious Double-Glazed Conservatory with Heating & Access Door to The Rear Garden
- ▲ Delightful Redesigned Bathroom with An Attractive White Three-Piece Suite & Shower Over the Bath
- ▲ Gas Central Heating System Via Combination Boiler & Double Glazing
- ▲ Three Attractively Presented Bedrooms
- ▲ Nicely Presented Gardens to Front & Rear, Block Paved Driveway & Single Garage

**£210,000**

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

**Michael Poole**  
sales | lettings | auctions



A stylish, significantly improved three-bedroom semi-detached family home offering tasteful décor and high-quality fittings set on this particularly popular road close to highly regarded junior and secondary schooling with nicely presented gardens to front and rear, block paved driveway and single garage.

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE - 4.98m x 3.7m (16'4" x 12'2")**

**OPEN PLAN KITCHEN/DINER - 5.7m (18'8") x 4.34m (14'3")  
reducing to 2.57m (8'5")**

**CONSERVATORY - 4.17m x 2.92m (13'8" x 9'7")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.76m x 3.5m (12'4" x 11'6")**

Fitted wardrobes.

**BEDROOM TWO - 3.5m x 3.15m (11'6" x 10'4")**

**BEDROOM THREE - 2.8m x 2.08m (9'2" x 6'10")**

**BATHROOM - 2.54m (8'4") into recess x 2.08m (6'10")  
2.54m into recess x 2.08m**

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

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



# LINGFIELD DRIVE, TS16 0NX

## **EXTERNALLY**

**GARDENS & GARAGE** - Lawned front garden with block paved driveway leading to the single garage with up and over door, power points and lighting. To the rear there is an enclosed garden, mainly laid to lawn with a paved patio and further paved and gravelled area.

**AGENTS REF:** - DC/LS/YAR230345/30012024

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

**TO VIEW:** Contact our Yarm office on

Tel: **01642 788878**



LINGFIELD DRIVE, TS16 0NX

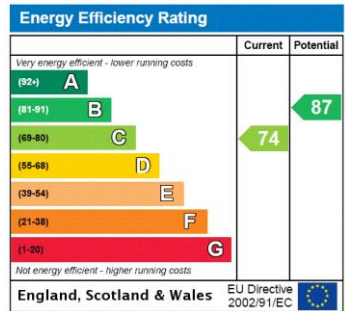


Do you have a property you need to sell before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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