

EMSWORTH DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0NR



- ▲ Significantly Extended & Improved Four Bedroom Semi Detached Property
- ▲ Occupying An Excellent Position Within This Sought After Eaglescliffe Development
- ▲ Well Positioned for Access to Highly Regarded Junior and Secondary Schooling & Shopping Facilities
- ▲ Spacious Lounge with Living Flame Effect Gas Fire in Feature Surround

- ▲ Open Plan Kitchen/Dining Room with Refitted Units & Built-In Oven & Hob
- ▲ Family Room/Study, Utility Room with Range of Fitted Units & Cloakroom/WC
- ▲ Four First Floor Bedrooms with Master Having a Refitted En Suite Shower Room, Family Bathroom & Separate WC
- ▲ Gas Central Heating System & Double Glazing
- ▲ Attractively Presented Gardens & Useful Workshop/Store

£240,000

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Significantly extended and improved four-bedroom semi-detached property occupying an excellent position within this sought after Eaglescliffe development, well positioned for access to highly regarded junior and secondary schooling and shopping facilities.

GROUND FLOOR

ENTRANCE HALL -

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

KITCHEN/DINING ROOM - 5.7m (18'8") x 3.48m (11'5") reducing to 2.57m (8'5")

UTILITY ROOM - 3.91m (12'10") reducing to 2.95m (9'8") x 2.44m (8')

CLOAKROOM/WC

FAMILY ROOM/STUDY - 3.38m x 2.34m (11'1" x 7'8")

FIRST FLOOR

LANDING

MASTER BEDROOM - 4.85m x 2.44m (15'11" x 8')

EN SUITE SHOWER ROOM - 2.7m x 1.52m (8'10" x 5')

BEDROOM TWO - 3.7m x 3.5m (12'2" x 11'6")
Recessed double wardrobe.

BEDROOM THREE - 3.5m x 3.15m (11'6" x 10'4")
With recessed double wardrobe.

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BEDROOM FOUR - 2.77m x 2.13m (9'1" x 7')

BATHROOM - 2.13m x 1.65m (7' x 5'5")

SEPARATE WC

EXTERNALLY

GARDENS & GARAGE - Lawned front garden with driveway providing off street parking. To the rear of the property there is an enclosed garden mainly laid to lawn with shrub borders, paved patio together with block paved area. In addition, there is a large brick workshop which would have been the original garage with double glazed window, access door and power points and lighting.

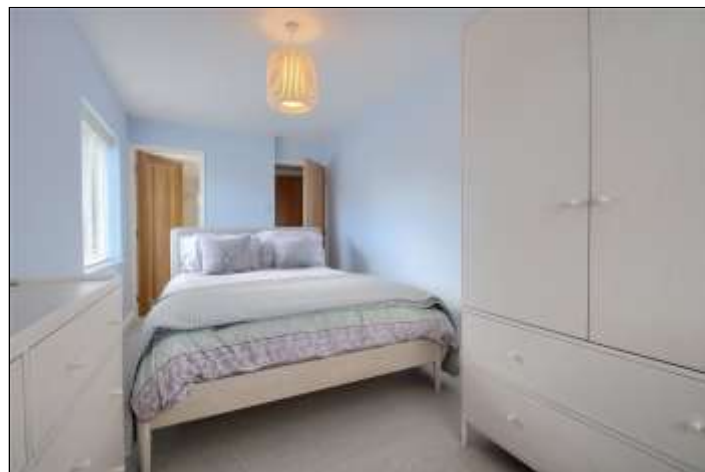
SERVICES - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - DC/LS/YAR230380/19012024

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



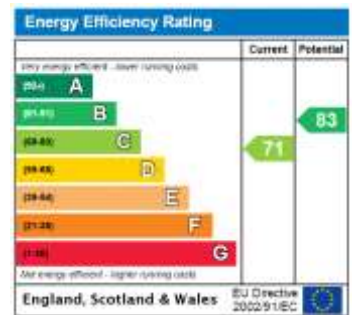
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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.
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