

# SEYMOUR DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0LG



- ▲ A Deceptively Spacious FIVE BEDROOM Semi Detached Family Home Sensibly Priced for An Early Sale
- ▲ Set Within This Popular Eaglescliffe Development, Close to Highly Regarded Junior & Secondary Schooling & Shopping Facilities
- ▲ Occupying A Delightful Plot Which Enjoys a South Westerly Rear Aspect, Pleasant Gardens, Block Paved Driveway & Single Garage
- ▲ Spacious Lounge with Wood Burning Stove Having a Mantel Above & Hearth
- ▲ Redesigned Kitchen/Diner with An Excellent Range of Fitted Units, Built-In Oven & Hob & Having Double Glazed French Doors to The Garden
- ▲ Utility Area & Ground Floor Cloakroom/WC
- ▲ Five Bedrooms on The First Floor with Two Having Fitted Wardrobes
- ▲ Family Bathroom with Modern White Three-Piece Suite
- ▲ Gas Central Heating System & Double Glazing

**£235,000**

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A deceptively spacious five-bedroom semi-detached family home sensibly priced for an early sale set within this popular Eaglescliffe development, close to highly regarded junior and secondary schooling and shopping facilities and occupying a delightful plot which enjoys a south westerly rear aspect, pleasant gardens, block paved driveway and single garage.

**UTILITY AREA - 2.62m (8'7") x 2.46m (8'1") reducing to 1.57m (5'2")**

**CLOAKROOM/WC - 1.93m x 0.76m (6'4" x 2'6")**

## GROUND FLOOR

**ENTRANCE PORCH**

**HALLWAY**

**LOUNGE - 4.8m x 3.48m (15'9" x 11'5")**

**KITCHEN/DINER - 5.66m x 2.6m (18'7" x 8'6")**

## FIRST FLOOR

**LANDING**

**BEDROOM ONE - 3.48m (11'5") x 2.74m (9') to robes**  
Fitted wardrobes to one wall.

**BEDROOM TWO - 4.11m x 2.44m (13'6" x 8')**

**BEDROOM THREE - 3m x 2.67m to robes (9'10" x 8'9" to robes)**  
Fitted wardrobes to one wall.

**TO VIEW: Tel: 01642 788878**

59 High Street, Yarm, TS15 9BH

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**BEDROOM FOUR - 2.77m (9'1") into recess x 2.44m (8')**

**AGENTS REF:** - DC/LS/YAR240017/15012024

**BEDROOM FIVE - 2.54m x 2.06m (8'4" x 6'9")**

**BATHROOM - 2.3m x 1.65m (7'7" x 5'5")**

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

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

Tel: **01642 788878**

## EXTERNALLY

**GARDENS & GARAGE** - Lawned front garden with a block paved driveway providing off street parking and leading to the single garage with up and over door, wall mounted Baxi DuoTec combination boiler, plumbing for automatic washing machine, power points and lighting. The rear garden enjoys a South Westerly aspect and has a lawned area, raised paved patio and two timber sheds. In addition, there is a side access path.



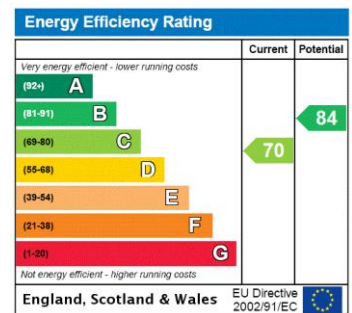
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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