

ELMWOOD ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0AQ



- ▲ An Impressive, Deceptively Spacious Three Bedroom Period Style Terrace House Set Within This Highly Desirable Eaglescliffe Setting
- ▲ Improved By the Present Owner to A High Standard While Retaining Many Period Style Features Including Attractive Fireplaces
- ▲ Lounge with Stunning Fireplace, Bay Window with Seat & Exposed Wood Flooring
- ▲ Dining Room Again with Attractive Fireplace & Double-Glazed French Doors to The Rear

- ▲ Breakfast Kitchen with A Generous Range of Fitted Units & Built-In Range Style Oven
- ▲ Versatile Family Room/Playroom with Double Glazed French Doors to The Rear Garden & Having A Ground Floor Cloakroom/WC
- ▲ Three Bedrooms Together with A Luxurious Redesigned Family Bathroom
- ▲ Gas Central Heating System & Double Glazing to Most Windows
- ▲ Forecourt to The Front with An Enclosed Garden to The Rear

£260,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



An impressive, deceptively spacious three-bedroom period style terrace house set within this highly desirable Eaglescliffe setting and improved by the present owner to a high standard while retaining many period style features including attractive fireplaces.

FAMILY ROOM - 4.5m x 2.97m (14'9" x 9'9")

CLOAKROOM/WC

GROUND FLOOR

FIRST FLOOR

ENTRANCE LOBBY

LANDING

HALLWAY

**LOUNGE - 5.03m (16'6") x 3.66m (12') Measured into bay
Opening to ...**

BEDROOM ONE - 5.28m x 4m (17'4" x 13'1")

BEDROOM TWO - 3.96m x 3.3m (13' x 10'10")

DINING ROOM - 3.96m x 3.35m (13' x 11')

BEDROOM THREE - 2.95m x 2.26m (9'8" x 7'5")

BREAKFAST KITCHEN - 5.49m x 2.92m (18' x 9'7")

BATHROOM - 3.07m (10'1") reducing to 2.13m (7') x 1.93m (6'4")

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

www.michaelpoole.co.uk



ELMWOOD ROAD, TS16 0AQ

EXTERNALLY

GARDENS - Forecourt area to the front of the house. To the rear there is an enclosed garden which is mainly laid to lawn with a block paved patio and paths.

AGENTS REF: - DC/LS/YAR240040/01022024

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

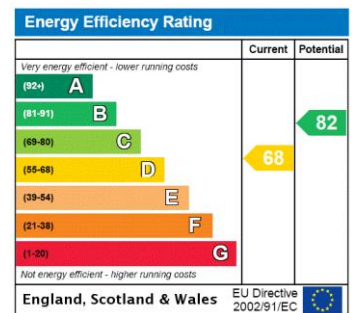


ELMWOOD ROAD, TS16 0AQ





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