

MERRYGILL DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0FR



- ▲ An Impressive Detached Property with Three Spacious Bedrooms & A Study Creating Versatile Living Space
- ▲ Constructed By Taylor Wimpey to the 'Amersham' Design & Situated on The Coatham Gardens Development in Eaglescliffe
- ▲ Landed Gardens to Front, Side & Rear, Block Paved Driveway & Single Garage
- ▲ Open Plan Lounge with Staircase to The First Floor

- ▲ Kitchen/Diner with Built-In Oven & Hob, Integrated Fridge/Freezer, Dishwasher & Washing Machine
- ▲ En-Suite Shower Room to The Master Bedroom
- ▲ Family Bathroom with White Three Piece Suite & Ground Floor Cloakroom/WC
- ▲ Gas Central Heating System & Double Glazing
- ▲ Popular Location Close to Highly Regarded Junior & Secondary Schooling, Shopping Facilities & Transport Links

£230,000

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Constructed by Taylor Wimpey to the 'Amersham' design and situated on the Coatham Gardens development in Eaglescliffe, an impressive, detached property with three spacious bedrooms, a study creating versatile living space, lawned gardens to front, side and rear, block paved driveway and single garage.

GROUND FLOOR

ENTRANCE LOBBY

LOUNGE - 4.4m (14'5") reducing to 2.7m (8'10") x 3.96m (13')

INNER LOBBY

CLOAKROOM/WC - 1.85m x 1.04m (6'1" x 3'5")

KITCHEN/DINER - 4.4m x 2.87m (14'5" x 9'5")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.24m x 3.23m (13'11" x 10'7")

EN-SUITE - 2.4m x 1.68m (7'10" x 5'6")

BEDROOM TWO - 4.37m x 3.05m (14'4" x 10')

BEDROOM THREE - 2.9m (9'6") x 2.9m (9'6") reducing to 2.29m (7'6")

STUDY - 2.24m x 1.7m (7'4" x 5'7")

BATHROOM - 2.3m x 2.03m (7'7" x 6'8")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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EXTERNALLY

GARDENS & GARAGE

Lawned gardens to the front and side with a block paved driveway leading to the single garage with up and over door, power points and lighting. The generous rear garden is also mainly laid to lawn with a fenced boundary.

AGENTS REF: - DC/LS/YAR240059/12022024

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

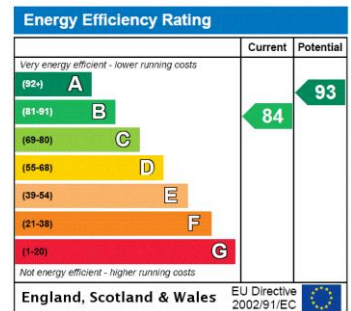


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