

# SWINBURNE ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0AA



- ▲ An Impressive Three Bedroom Terrace House Set Within the Popular Established Area of Old Eaglescliffe
- ▲ Attractively Presented with A Mix of Period Features & Modern Contemporary Fittings
- ▲ Two Spacious Reception Rooms with Exposed Wood Flooring
- ▲ Extensive Breakfast Kitchen with An Excellent Range of Fitted Units & Built-In Oven & Hob
- ▲ Generous Utility Room & Ground Floor Cloakroom/WC
- ▲ Delightful Redesigned Bathroom with White Three Piece Suite & Separate Shower Enclosure
- ▲ Gas Central Heating System & Mostly Double Glazed Windows
- ▲ Forecourt Area & Rear Courtyard Style Garden
- ▲ Excellent Location Close to Eaglescliffe Railway Station, Preston Park & Highly Regarded Schooling

**£309,950**

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

**Michael Poole**  
sales | lettings | auctions



An impressive three bedroom terrace house set within the popular established area of old Eaglescliffe and attractively presented with a mix of period features and modern contemporary fittings.

**BREAKFAST KITCHEN - 5.90m x 2.70m (19'4" x 8'10")**

**UTILITY ROOM - 4.14m x 2.80m (13'7" x 9'2")**

**GROUND FLOOR**

**CLOAKROOM/WC - 1.36m x 1.19m (4'6" x 3'11")**

**ENTRANCE LOBBY**

**FIRST FLOOR**

**HALLWAY**

**LANDING**

**LOUNGE - 4.88m (16') x 3.93m (12'11") Measured into bay**

**BEDROOM ONE - 5.26m x 4.02m (17'3" x 13'2")**

**DINING ROOM - 4.17m x 4.04m (13'8" x 13'3")**

**BEDROOM TWO - 4.04m x 3.45m (13'3" x 11'4")**

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

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



SWINBURNE ROAD, TS16 0AA



**BEDROOM THREE - 2.86m x 2.74m (9'5" x 9')**

**BATHROOM - 2.90m x 1.75m (9'6" x 5'9")**

**EXTERNALLY**

**GARDENS**

Paved forecourt with a variety of shrubs. To the rear there is a courtyard style garden with astro turf lawn and paved patio area.

**AGENTS REF:** - DC/LS/YAR240105/28022024

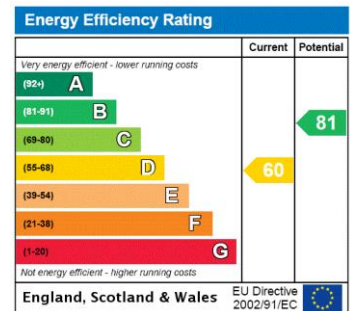
**Council Tax Band:** C **Tenure:** Freehold

**TO VIEW:** Contact our Yarm office on  
Tel: 01642 788878





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

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

sales | lettings | auctions