

# MEADOWFIELD DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0HQ



- ▲ A Significantly Extended Five Bedroom Detached Family Home Sensibly Priced for An Early Sale
- ▲ Occupying A Substantial Plot with Generous Gardens to Front & Rear & Impressed Concrete Double Width Driveway
- ▲ Spacious 25ft Lounge/Dining Room
- ▲ Extensive Garden/Family Room Extension with Velux Roof Windows & Double-Glazed French Doors to The Rear Garden

- ▲ Kitchen with A Good Range of Fitted Units & Built-In Oven & Hob
- ▲ Family Bathroom with White Suite & Ground Floor Cloakroom/WC
- ▲ Five Bedrooms with Four Having Built-In Wardrobes
- ▲ Gas Central Heating System & Double Glazing
- ▲ Excellent Location Close to Highly Regarded Junior & Secondary Schooling, Shopping Facilities & Transport Links

**£329,950**

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

**Michael Poole**  
sales | lettings | auctions





A significantly extended five-bedroom detached family home sensibly priced for an early sale, occupying a substantial plot with generous gardens to front and rear and impressed concrete double width driveway.

**CLOAKROOM/WC - 1.3m x 1.2m (4'3" x 3'11")**

**GYM - 5.18m x 2.74m (17' x 9')**  
Original garage space.

**GROUND FLOOR**

**ENTRANCE HALLWAY**

**LOUNGE/DINING ROOM - 7.65m (25'1") x 5.87m (19'3")**  
reducing to 3.68m (12'1")

**GARDEN/FAMILY ROOM - 5.61m x 3.4m (18'5" x 11'2")**

**KITCHEN - 3.9m x 2.7m (12'10" x 8'10")**

**INNER LOBBY**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4.1m x 3.5m (13'5" x 11'6")**  
Fitted wardrobes.

**BEDROOM TWO - 3.53m (11'7") x 2.97m (9'9") to robes**  
Fitted wardrobes to one wall.

**BEDROOM THREE - 4.6m x 2.72m (15'1" x 8'11")**  
Built-in wardrobe.

**BEDROOM FOUR - 4.04m x 2.72m (13'3" x 8'11")**  
Built-in wardrobe.

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

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



MEADOWFIELD DRIVE, TS16 0HQ

AGENTS REF: - DC/LS/YAR240119/11032024

**BEDROOM FIVE - 3.02m x 2.1m (9'11" x 6'11")**

**BATHROOM - 2.46m (8'1") reducing to 1.63m (5'4") x 2m (6'7")**

**Council Tax Band: E      Tenure: Freehold**

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

Tel: **01642 788878**

**EXTERNALLY**

**GARDENS & PARKING** - Lawned front garden with an impressed concrete double width driveway providing off street parking. To the rear there is an extensive enclosed garden which is mainly laid to lawn with a generous paved patio area, a variety of shrubs and timber shed.



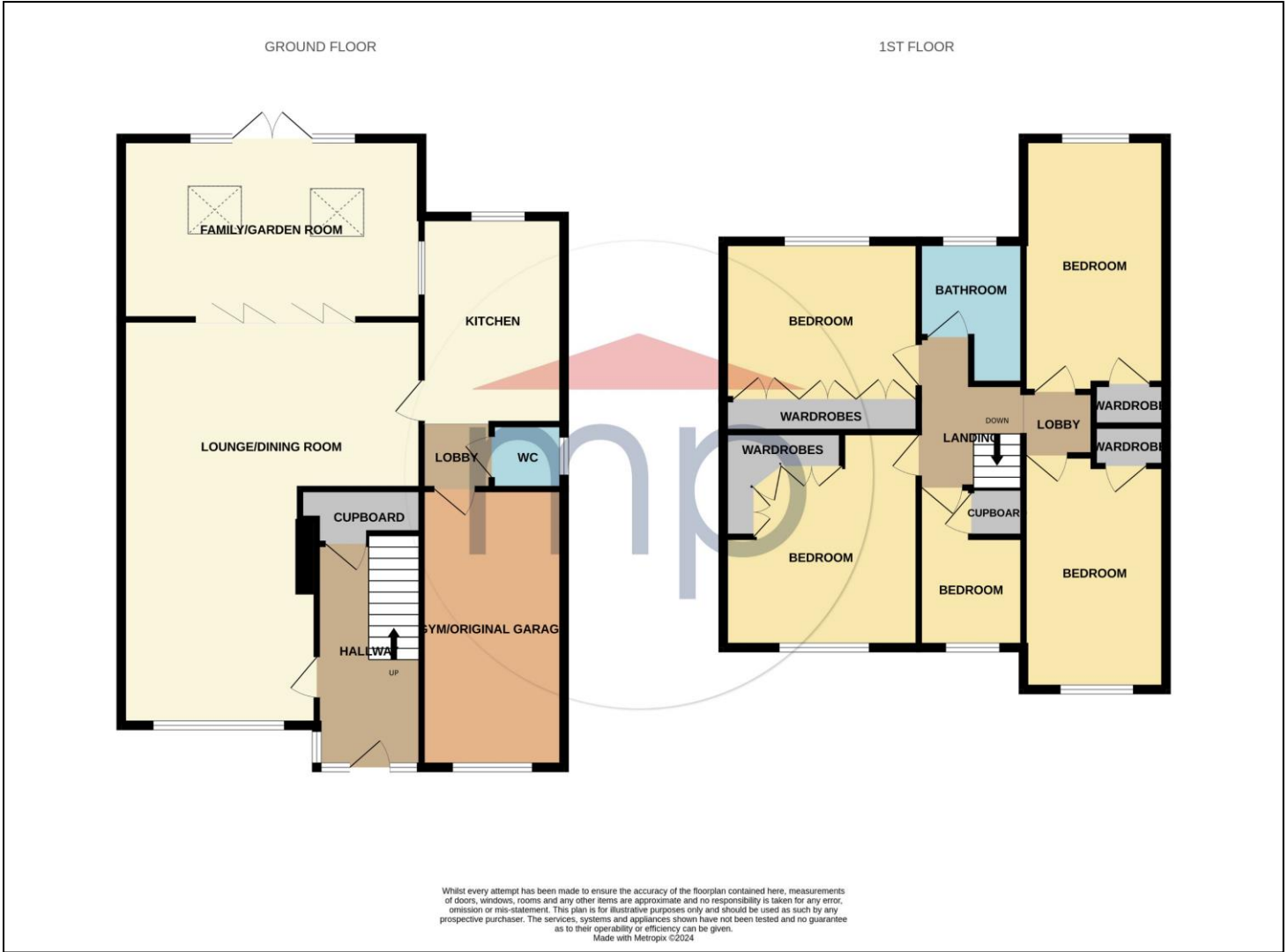


# MEADOWFIELD DRIVE, TS16 0HQ

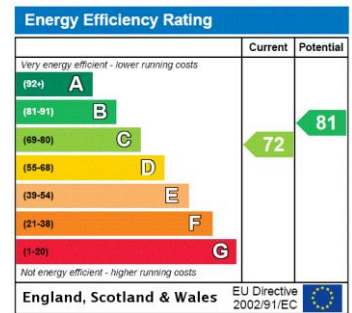
A photograph of the storefront of Michael Poole property consultants, featuring a blue illuminated sign and large glass windows displaying property listings.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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