

MAYFIELD CRESCENT, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0NN



- ▲ An Outstanding, Redesigned Three Bedroom Semi Detached Home Offering Stylish, Contemporary Accommodation
- ▲ Presented to An Exceptionally High Standard with Impressive High Quality Fittings & Attractive Décor Throughout
- ▲ Spacious Lounge/Dining Room with An Electric Stove Style Fire with Mantel Over & Hearth Together with Designer Radiators
- ▲ High Specification Kitchen with Quality Fitted Units, Built-In Oven & Hob & Integrated Fridge/Freezer
- ▲ Garden Room with Insulated Roof & Double Glazed French Doors to The Rear Garden
- ▲ Three First Floor Bedrooms Together with A Versatile Converted Loft Room with Staircase & Roof Window
- ▲ Luxurious Bathroom with White Suite, High Quality Fittings & Attractive Wall & Floor Tiling
- ▲ Block Paved Driveway & Off Street Parking, Single Garage & Impressive Rear Garden Ideal for Outdoor Entertainment
- ▲ Gas Central Heating System & Double Glazing

Offers Over £240,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



An outstanding, redesigned three bedroom semi-detached home offering stylish, contemporary accommodation presented to an exceptionally high standard with impressive high quality fittings and attractive décor throughout.

GROUND FLOOR

ENTRANCE HALL

**LOUNGE/DINING ROOM - 7.25m (23'9") x 5.02m (16'6")
reducing to 4.06m (13'4")**

KITCHEN - 2.87m x 2.18m (9'5" x 7'2")

GARDEN ROOM - 4.33m x 3.55m (14'2" x 11'8")

FIRST FLOOR

LANDING

With staircase to the Loft Room.

BEDROOM ONE - 3.69m x 3.02m (12'1" x 9'11")

**BEDROOM TWO - 3.58m (11'9") reducing to 2.76m (9'1") x
3.03m (9'11")**

BEDROOM THREE - 2.44m x 1.98m (8' x 6'6")

BATHROOM - 2.62m x 1.95m (8'7" x 6'5")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

www.michaelpoole.co.uk



MAYFIELD CRESCENT, TS16 0NN

SECOND FLOOR

LOFT ROOM - 5.08m x 3.10m (16'8" x 10'2")

EXTERNALLY

GARDENS & GARAGE

Block paved off street parking area and driveway leading to the single garage with up and over door, power points and lighting. The delightful rear garden is ideal for outdoor entertaining, with a lawn, extensive decked areas, pergola, and paved patio.

AGENTS REF: - DC/LS/YAR240134/30042024

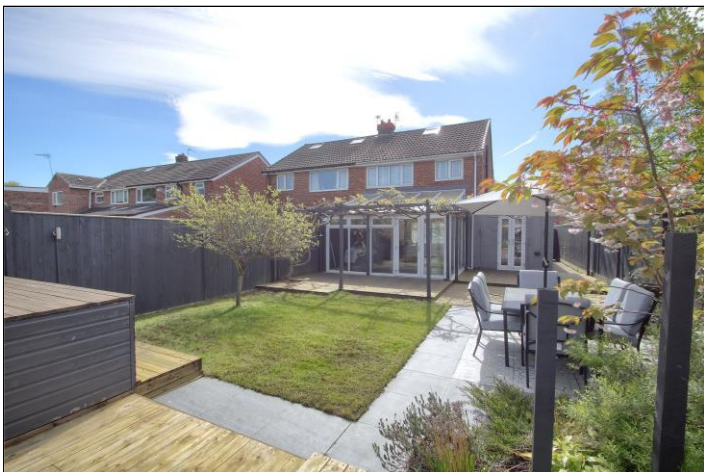
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

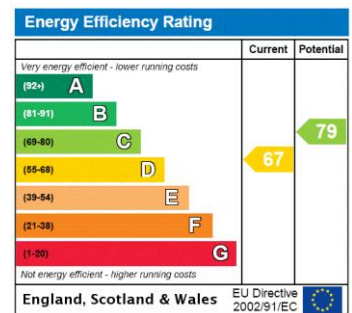


MAYFIELD CRESCENT, TS16 0NN





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