

# MONREITH AVENUE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 9HN



- ▲ Very Competitively Priced for An Early Sale & Available with NO ONWARD CHAIN
- ▲ An Impressive Three Bedroom Semi-Detached House Enjoying a Pleasant Cul-De-Sac Setting
- ▲ Well Placed for Access to Highly Regarded Junior & Secondary Schooling, Shopping Facilities & The Medical Centre
- ▲ Nicely Presented Lawned Gardens to Front & Rear & A Driveway Offering Generous Off Street Parking

- ▲ Gas Central Heating System & Double Glazing
- ▲ Lounge Opening Directly to The Kitchen/Diner
- ▲ Redesigned Kitchen with A Good Range of Fitted Units, Built-In Oven & Hob & Integrated Fridge & Freezer
- ▲ Three Attractively Presented Bedrooms
- ▲ Bathroom with White Three Piece Suite & Part Tiled Walls

**£179,950**

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Very competitively priced for an early sale and available with no onward chain, an impressive three bedroom semi-detached house enjoying a pleasant cul-de-sac setting with nicely presented lawned gardens to front and rear and a driveway offering generous off street parking.

### **GROUND FLOOR**

#### **ENTRANCE HALLWAY**

**LOUNGE - 4.14m (13'7") x 3.53m (11'7") reducing to 3.07m (10'1")**  
Opening directly to ...

**KITCHEN/DINER - 5.5m x 3.38m (18'1" x 11'1")**

### **FIRST FLOOR**

#### **LANDING**

**BEDROOM ONE - 3.53m (11'7") reducing to 3.02m (9'11") x 3.33m (10'11") to robes**  
Fitted wardrobes.

**BEDROOM TWO - 3.56m x 3.07m (11'8" x 10'1")**

**BEDROOM THREE - 2.64m x 2.4m (8'8" x 7'10")**

**BATHROOM - 2.41m x 1.65m (7'11" x 5'5")**

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

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**EXTERNALLY**

**GARDENS & PARKING**

Lawned front garden with driveway providing off street parking. The pleasant rear garden is enclosed and mainly laid to lawn with a paved patio area and garden shed.

**AGENTS REF:** - DC/LS/YAR240160/12042024

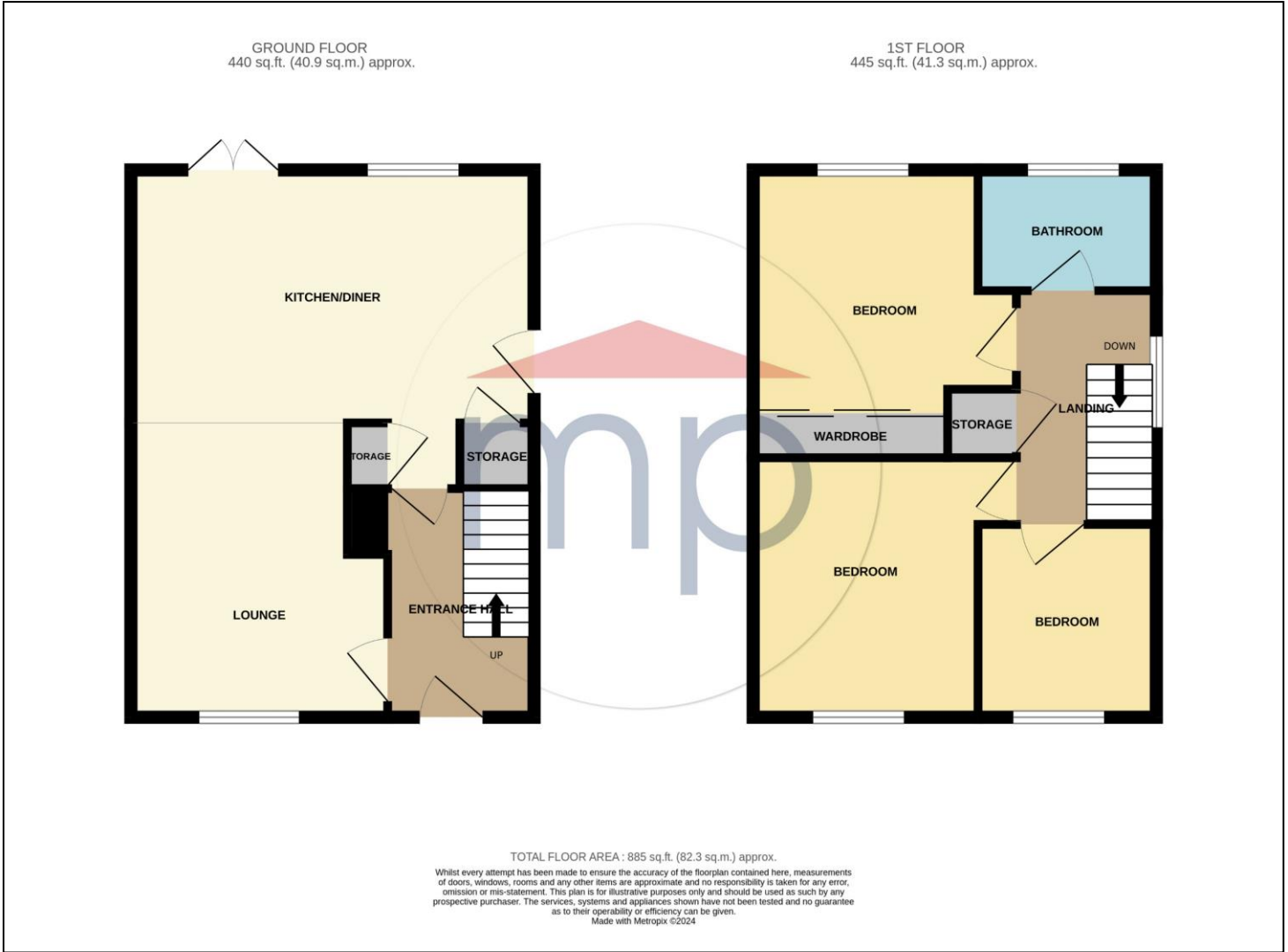
**Council Tax Band:** C **Tenure:** Freehold

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

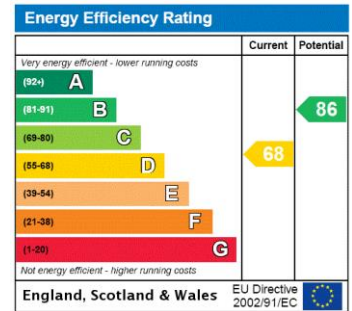


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