

# GRAINGER CLOSE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0SF



- ▲ Enjoying A Delightful Cul-De-Sac Setting Within the Popular Kingsmead Development in Eaglescliffe
- ▲ A Sensibly Priced & Significantly Improved Three Bedroom Semi-Detached Home Offered for Sale with NO ONWARD CHAIN
- ▲ Occupying A Delightful Plot with Pleasant Gardens & A Southerly Aspect to The Rear
- ▲ Spacious Lounge Opening to The Family Room/Study Which Has Been Created from The Original Garage Space
- ▲ Separate Dining Room Leading Through to The Double-Glazed Conservatory
- ▲ Spacious Kitchen with A Generous Range of Fitted Units, Built-In Wine Cooler, Electric Oven & Gas Hob
- ▲ Three Spacious Bedrooms with Master Having Built-in Wardrobes & a redesigned En-Suite Shower Room
- ▲ Impressive Re-Fitted Bathroom with White Three-Piece Suite & Attractive Wall Tiling Gas Central Heating System & Double Glazing

**£205,000**

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Enjoying a delightful cul-de-sac setting within the popular Kingsmead Development in Eaglescliffe, a sensibly priced and significantly improved three bedroom semi-detached home offered for sale with no onward chain and occupying a delightful plot with pleasant gardens and a southerly aspect to the rear.

**GROUND FLOOR**

**ENTRANCE LOBBY**

**LOUNGE - 4.32m x 3.58m (14'2" x 11'9")**  
Opening directly to ...

**FAMILY ROOM/STUDY - 3.96m x 2.26m (13' x 7'5")**  
Created from the original garage space with built-in storage.

**CONSERVATORY - 3.84m (12'7") x 2.5m (8'2") reducing to 2m (6'7")**

**DINING ROOM - 3.96m x 3.18m (13' x 10'5")**

**KITCHEN - 4.1m x 2.8m (13'5" x 9'2")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.53m x 3m (11'7" x 9'10")**  
Built-in wardrobes.

**EN-SUITE SHOWER ROOM - 1.88m x 1.7m (6'2" x 5'7")**

**BEDROOM TWO - 3.35m x 3m (11' x 9'10")**

**BEDROOM THREE - 2.97m x 2.44m (9'9" x 8')**

**BATHROOM - 2.03m x 1.7m (6'8" x 5'7")**

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

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## EXTERNALLY

**GARDENS & PARKING** - Low maintenance front garden with shrubs, block paved pathway and driveway providing off street parking. The private rear garden enjoys a Southerly aspect, having a lawn with gravelled areas, extensive paving and a garden shed.

**AGENTS REF:** - DC/LS/YAR240179/24042024

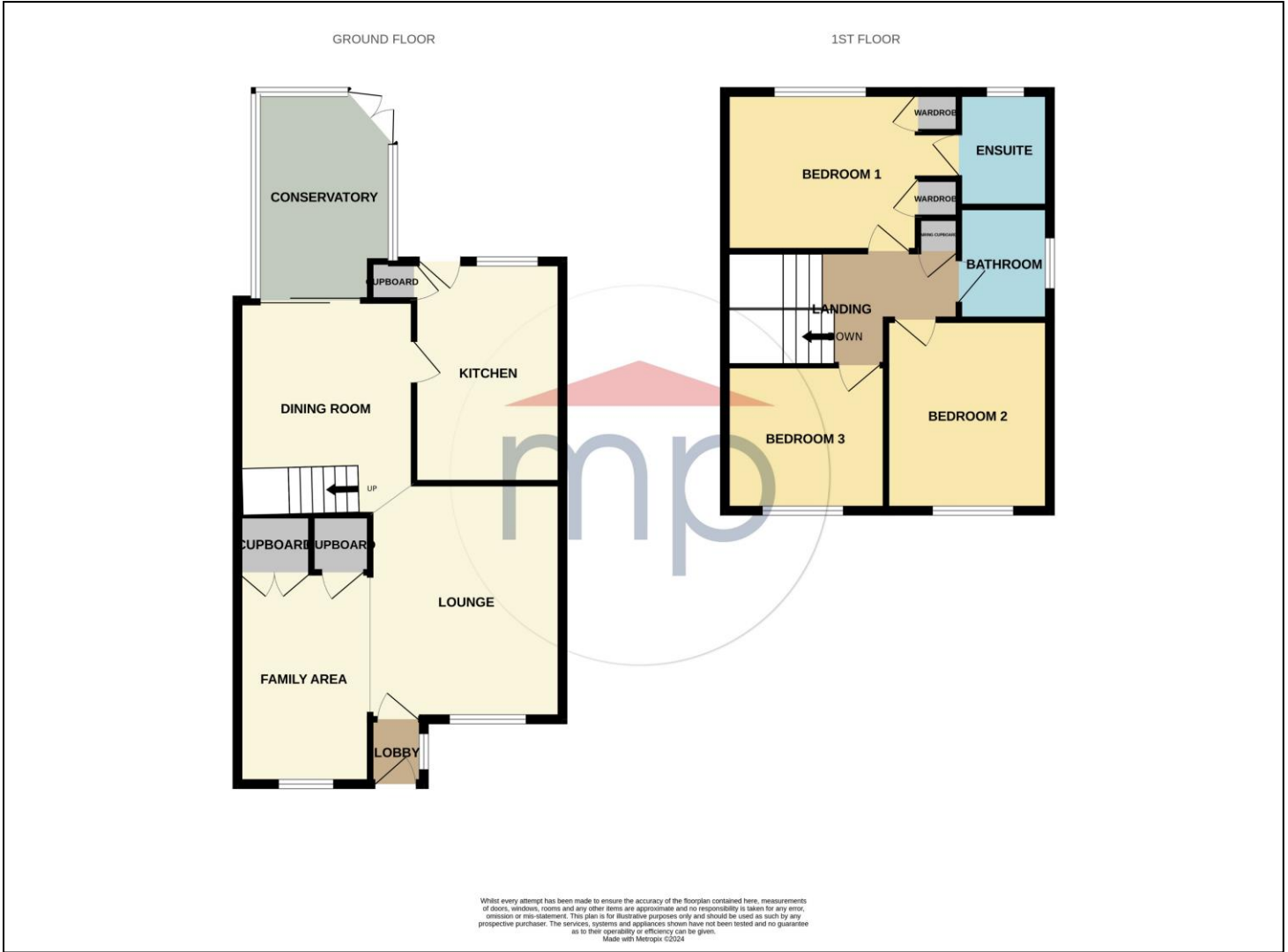
**Council Tax Band:** C    **Tenure:** Freehold

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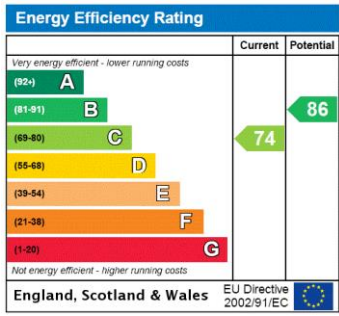


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