

LINGFIELD DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0NX



- ▲ Stunning Redesigned & Extensively Refurbished Semi-Detached Bungalow
- ▲ Must Be Viewed to Be Fully Appreciated
- ▲ No Expense Has Been Spared in Creating This 'Turnkey' Home
- ▲ Offered For Sale with The Benefit of No Onward Chain
- ▲ Freshly Landscaped to The Front & Rear
- ▲ Fully Rewired
- ▲ Fully Re Plumbed with New Radiators & Combi Boiler
- ▲ New Oak Doors & Hardware Throughout
- ▲ New Skirting Boards Throughout
- ▲ New Architraves Throughout
- ▲ New Door Frames Throughout
- ▲ New Kitchen with Granite Work Surfaces
- ▲ Fully Re Plastered
- ▲ New Electric Garage Door
- ▲ New Flooring Throughout
- ▲ Fully Re Decorated
- ▲ New Front & Side Access Door
- ▲ New Loft Access Ladder
- ▲ New Bathroom Fully Tiled
- ▲ Newly Fitted French Doors Leading to The Rear Garden

£235,000

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This stunning redesigned and extensively refurbished semi-detached bungalow must be viewed to be fully appreciated. No expense has been spared in creating this 'turnkey' home which is offered for sale with the benefit of no onward chain. Having been rewired, had a new heating system installed, new skirting boards and architraves, internal doors and flooring throughout. Internally the accommodation briefly comprises a delightful lounge with attractive decor, double glazed French doors to the rear garden and opening directly to the stunning kitchen with granite worktops, built-in double oven, induction hob, integrated fridge/freezer, dishwasher and washer/dryer. There are two delightful bedrooms with the master having fitted wardrobes, a boarded loft with roof window and access ladder and there is a luxurious redesigned shower room with attractive high quality fittings and wall and floor tiling. Externally there are freshly landscaped gardens to front and rear, an impressed concrete driveway and a single garage with electric roller door.

GROUND FLOOR

ENTRANCE HALLWAY

With double glazed entrance door, radiator, attractive flooring and decorative panelled finish to the walls. Hatch to boarded loft with access ladder, roof window and housing the wall mounted 'Main' combination boiler.

LOUNGE - 5.27m x 3.48m (17'3" x 11'5")

Beautifully presented with attractive decor, radiator, downlighting and double glazed French doors to the rear garden. Opening directly to ...

KITCHEN - 3.58m x 2.70m (11'9" x 8'10")

Luxuriously redesigned with an excellent range of high quality wall and floor units with granite worktops and breakfast bar incorporating a Belfast sink unit with mixer taps. Built-in double oven, induction hob and extractor fan. Integrated dishwasher, washer/dryer and fridge/freezer. Double glazed window, downlighting and double glazed side door.

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BEDROOM ONE - 3.90m x 2.99m (12'10" x 9'10")

Fitted wardrobes, radiator and double glazed front bay window.

BEDROOM TWO - 2.77m x 2.73m (9'1" x 8'11")

Radiator and double glazed bay window to the front.

SHOWER ROOM

Superbly redesigned with a double shower enclosure, wash hand basin in vanity unit and low level WC. Tiled walls and floor, downlighting, cast iron radiator/towel rail and double glazed window.

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with shrub borders. An impressed concrete driveway leads through wrought iron double gates to the single garage with electric roller doors, side door and window, power points and lighting. The rear garden is enclosed and mainly laid to lawn with borders, seating area, newly fitted rear gate and timber shed.

AGENTS REF: - DC/LS/YAR240475/18122024

Council Tax Band: B

Tenure: Freehold

TO VIEW: Contact our Yarm office on

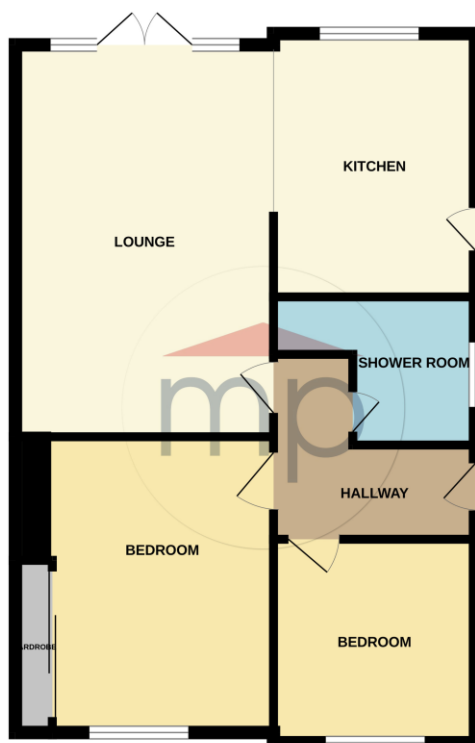
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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