## ROYAL GEORGE DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 ORU









- A Delightful Three Bedroom Detached Home Set Within the Popular Kingsmead Development in Eaglescliffe
- Impressively Presented & Offered For Sale with The Benefit of NO ONWARD CHAIN
- Occupying A Delightful Plot with South Facing Rear Aspect, Attractively Laid Out Gardens, Driveway & Single Garage
- Spacious Lounge with Attractive Fireplace & Separate Dining Room with Rear Patio Doors
- Double Glazed Conservatory with Tiled Floor, Inset Wall Heater & Double Glazed French Doors to The Rear Garden
- Generous Breakfast Kitchen with A Good Range of Fitted Units & Built-In Oven & Hob
- Three Spacious Bedrooms with The Master Having Fitted Wardrobes & An En-Suite & Family Bathroom with White Suite
- ▲ Gas Central Heating System & Double Glazing
- Excellent Location Close to Highly Regarded Junior & Secondary Schooling & Offering Excellent Transport Links

£225,000



### ROYAL GEORGE DRIVE, TS16 ORU









Impressively presented and offered for sale with the benefit of no onward chain, a delightful three bedroom detached home set within the popular Kingsmead development in Eaglescliffe and occupying a delightful plot with south facing rear aspect, attractively laid out gardens, driveway and single garage.

CONSERVATORY - 3.91m (12'10") x 3.09m (10'2") reducing to 2.61m (8'7")

#### **GROUND FLOOR**

**ENTRANCE LOBBY** 

LOUNGE - 4.37m x 3.55m (14'4" x 11'8")

DINING ROOM - 3.93m (12'11") including staircase x 3.29m (10'10")

KITCHEN - 4.11m x 2.80m (13'6" x 9'2")

#### **FIRST FLOOR**

LANDING

**BEDROOM ONE** - **3.61m x 2.97m (11'10" x 9'9")** Fitted wardrobes.

EN-SUITE SHOWER ROOM - 1.88m x 1.70m (6'2" x 5'7")

BEDROOM TWO - 3.36m x 3.11m (11' x 10'2")

BEDROOM THREE - 2.97m x 2.49m (9'9" x 8'2")

**TO VIEW**: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH



## ROYAL GEORGE DRIVE, TS16 ORU

BATHROOM - 2.05m x 1.70m (6'9" x 5'7")

#### **EXTERNALLY**

**GARDENS & GARAGE** - Lawned front garden with a driveway leading to the single garage with roller door, power points and lighting. A side access path leads to the attractively presented South facing rear garden, which is enclosed and mainly laid to lawn with shrub borders, a paved patio area, blue slate sections and decking.

**AGENTS REF:** - DC/LS/YAR250015/07022025

Council Tax Band: C Tenure: Freehold

TO VIEW: Contact our Yarm office on

Tel: 01642 788878









# ROYAL GEORGE DRIVE, TS16 ORU



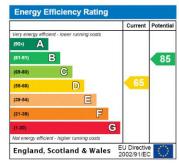








The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has 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: 01642788878

59 High Street, Yarm, TS15 9BH

