

## ROYAL GEORGE DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0RU



- ▲ 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

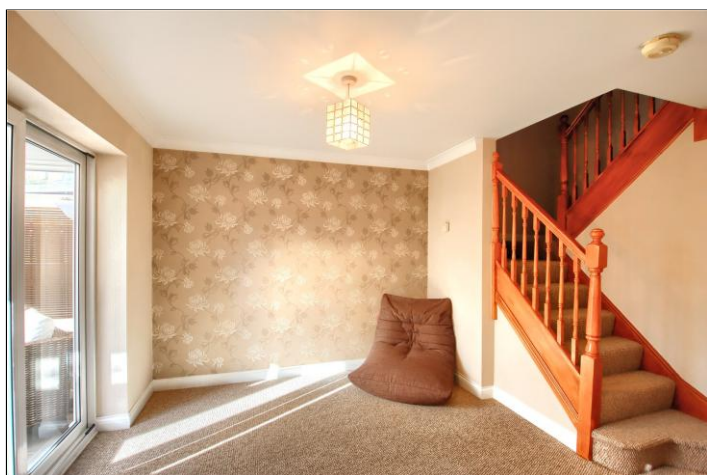
- ▲ Double Glazed Conservatory with Tiled Floor, Inset Wall Heater & Double Glazed French Doors to The Rear Garden
- ▲ Generous Breakfast Kitchen with A Good Range of Fitted Units & Built-In Oven & Hob
- ▲ Three Spacious Bedrooms with The Master Having Fitted Wardrobes & An En-Suite & Family Bathroom with White Suite
- ▲ Gas Central Heating System & Double Glazing
- ▲ Excellent Location Close to Highly Regarded Junior & Secondary Schooling & Offering Excellent Transport Links

**£225,000**

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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.

## **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")

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

## **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

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## ROYAL GEORGE DRIVE, TS16 0RU

**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

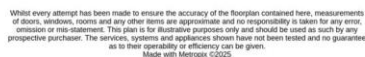
Tel: **01642 788878**





## ROYAL GEORGE DRIVE, TS16 0RU





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	