

CHALDRON WAY, EAGLESLIFFE, STOCKTON-ON-TEES, TS16 0SD



- ▲ A sensibly priced three bedroom detached home offered for sale with the benefit of NO ONWARD CHAIN
- ▲ Enjoying a pleasant corner plot within a small cul-de-sac, within the popular Kingsmead development in Eaglescliffe
- ▲ With lawned gardens to three side, driveway and single garage
- ▲ Lounge with electric fire in feature surround and having double doors to the double glazed conservatory
- ▲ Separate dining room and kitchen with built in oven and hob
- ▲ Family Bathroom with white suite and ground floor cloakroom/WC.
- ▲ Three bedrooms with one having an en-suite shower room
- ▲ Gas central heating system and double glazing
- ▲ The property has been priced to reflect the need for some general updating and viewing comes highly recommended

£214,000

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GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE - 4.79m x 3.07m (15'9" x 10'1")

CONSERVATORY - 3.74m x 2.58m (12'3" x 8'6")

DINING ROOM - 2.92m x 2.55m (9'7" x 8'4")

KITCHEN - 4.95m x 2.15m (16'3" x 7'1")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.93m x 2.66m (12'11" x 8'9")

EN-SUITE - 2.07m x 1.25m (6'9" x 4'1")

BEDROOM TWO - 3.07m x 2.75m (10'1" x 9')

BEDROOM THREE - 2.18m x 1.97m (7'2" x 6'6")

BATHROOM - 2.07m x 1.69m (6'9" x 5'7")

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

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EXTERNALLY

GARDENS, PARKING & GARAGE

Lawned gardens to the front and side of the house, with a driveway leading to the single garage with up and over door. There will be rear garden is enclosed and mainly laid to lawn with a decked area.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DC/LS/ING260291/10062026

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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need to sell
before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

GROUND FLOOR

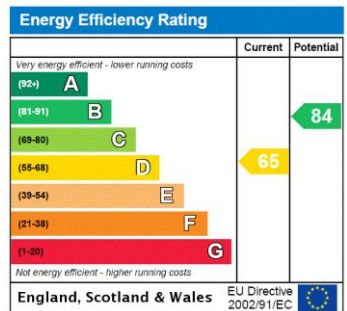


1ST FLOOR



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. Made with Metreplan ©2005.

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