

ALBERT ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0DD



- ▲ A Rare Opportunity to Purchase an Elegant Traditional Four Bedroomed Victorian End Terrace Period Property Positioned on One of Eaglescliffe's Most Desirable Addresses
- ▲ Offering Generous Accommodation Which Retains Many Attractive Character Features Including Feature Fireplaces, Cornicing & Several Sash Windows
- ▲ Warmed By a Gas Central Heating System
- ▲ Entrance Lobby, Hallway, Lounge, Dining/Sitting Room, Kitchen, Utility Room & Newly Appointed Shower Room on The Ground Floor
- ▲ On The First Floor There Are Four Bedrooms & The Family Bathroom
- ▲ Externally There Is a Lawned Front Garden & Enclosed Courtyard Style Garden to The Rear
- ▲ Albert Road Is Part of the 'Old Eaglescliffe' Conservation Area & Is Well Placed for Access to Highly Regarded Junior & Secondary Schooling, Eaglescliffe Railway Station with Direct Train Links to London, Leeds, Manchester & Newcastle, The Golf Course, & Ever Popular Preston Park
- ▲ Early Internal Viewing Comes Recommended

£395,000

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A rare opportunity to purchase an elegant traditional four bedroomed Victorian end terrace period property positioned on one of Eaglescliffe's most desirable addresses, offering generous accommodation which retains many attractive character features including feature fireplaces, cornicing and several sash windows. The property is warmed by a gas central heating system and offers accommodation briefly comprising; entrance lobby, hallway, lounge, dining/sitting room, kitchen, utility room and newly appointed shower room on the ground floor. On the first floor there are four bedrooms and the family bathroom. Externally there is a lawned front garden and enclosed courtyard style garden to the rear. Albert Road is part of the 'Old Eaglescliffe' conservation area and is well placed for access to highly regarded Junior and Secondary schooling, Eaglescliffe Railway Station with direct train links to London, Leeds, Manchester and Newcastle, the golf course, and ever popular Preston Park. Early internal viewing comes recommended.

GROUND FLOOR

ENTRANCE LOBBY - With entrance door, dado rail and cornicing. Door to ...

HALLWAY - With radiator, dado rail, cornicing and under stairs cupboard. Staircase leading to the first floor.

LOUNGE - 4.85m x 4.27m (15'11" x 14')
Living flame effect gas fire set in a feature surround with patterned tiled inset and hearth. Bay window to the front, radiator, picture rail and cornicing.

DINING ROOM - 3.96m x 3.68m (13' x 12'1")
Period style fireplace with cast iron inset and patterned tiled hearth. Radiator, picture rail and cornicing.

KITCHEN - 3.8m x 3.73m (12'6" x 12'3")
Offering a range of fitted wall and floor units including glazed display cabinets, complementary worktops and incorporating a Belfast style sink unit with mixer taps. Built-in oven with gas hob and extractor fan over. Traditional fire surround, built-in original alcove cupboards, coved ceiling, and side access door.

UTILITY ROOM - 2.16m x 1.63m (7'1" x 5'4")
With plumbing for automatic washing machine, fitted wall unit, tiled floor and wall mounted 'Ideal' boiler.

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SHOWER ROOM/WC - 2.16m x 1.63m (7'1" x 5'4")

Shower area, wash hand basin and low level WC. Tiled floor and radiator.

FIRST FLOOR

LANDING - With radiator, dado rail and coricing.

BEDROOM ONE - 4.06m x 3.96m (13'4" x 13')

Period style fireplace with patterned tiled inset and hearth. Radiator, picture rail and coricing.

BEDROOM TWO - 4m x 3.84m (13'1" x 12'7")

Period style fireplace with cast iron inset and patterned tiled hearth. Exposed wood flooring and two windows to the front. Radiator, picture rail and coricing.

BEDROOM THREE - 4.4m x 3.02m (14'5" x 9'11")

Cast iron fireplace with hearth. Radiator, dado rail and coved ceiling. Double glazed windows and door to the roof terrace.

BEDROOM FOUR - 2.9m x 2m (9'6" x 6'7")

Radiator, picture rail and coved ceiling.

BATHROOM - 2.92m (9'7") reducing to 1.52m (5') x 2.4m (7'10")

Panelled bath, pedestal wash hand basin and low level WC. Radiator and side window.

EXTERNALLY

GARDENS - Lawned front garden with walled boundary, hedging and pathway to the front entrance. To the rear, there is a courtyard style garden with paved and block paved area, rear double access gates and a covered storage area.

AGENTS REF: - DC/LS/GD/YAR050406/31032025

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

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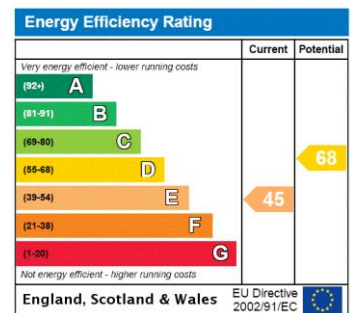


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information,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



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