



**31 DALMUIR CLOSE,
EAGLESCLIFFE, STOCKTON-
ON-TEES, CLEVELAND, TS16**

- ▲ Three Bedroom End Of Terrace Home
- ▲ Corner Sited With Garage & Gardens
- ▲ New Gas Central Heating System
- ▲ Attractively Fitted Dining Kitchen With Appliances
- ▲ Shower Room/W.C With Modern Suite
- ▲ VIEWING HIGHLY RECOMMENDED
- ▲ Available To Rent Immediately
- ▲ Offered Part furnished With Longer Term Let Preferred
- ▲ No Pets, Smokers Or DSS
- ▲ Bond £695



Residential Lettings

Rent: £595 Per Calendar Month Bond: £695

Michael Poole
property consultants

www.michaelpoole.co.uk

31 DALMUIR CLOSE, EAGLESCLIFFE, STOCKTON-ON-TEES, CLEVELAND, TS16 9HY

Within walking distance of The Links Primary School, a well presented & newly decorated Three Bedroom End Of Terrace Home in a favoured residential area offering convenient access to Yarm Town Centre and required amenities.

Features include a new gas central heating system (Worcester gas combination boiler), upvc double glazing, attractively fitted dining kitchen with appliances (built-in oven & hob, free standing washing machine and fridge/freezer), modern first floor shower room/w.c., low maintenance gardens and a detached garage (accessed from the rear) as there is only pedestrian access from the front.

An early viewing is strongly recommended.

The property is offered on a furnished /unfurnished basis with immediately availability. No pets, smokers or



DSS. Bond £695.

GROUND FLOOR

ENTRANCE PORCH - With built-in cloaks cupboard.

LOUNGE - 4.52m (max) x 4.83m (14'10" (max) x 15'10")
14'10 (max) x 15'10. Brick fireplace with full length adjacent plinths incorporating a coal effect electric fire.

DINING KITCHEN - 4.57m x 2.6m (15' x 8'6")
With a modern range of units, built-in gas hob and fan assisted electric oven with chimney style extractor hood over. Free standing washing machine and free standing fridge freezer.

REAR PORCH - Giving direct access to the paved rear garden.

FIRST FLOOR

LANDING - Cupboard housing wall mounted Worcester gas combination boiler (recently installed). Loft access.

BEDROOM ONE - 3.6m x 2.54m (11'10" x 8'4")
With built-in double wardrobes having sliding mirror doors.

BEDROOM TWO - 2.7m x 2.54m (8'10" x 8'4")
With built-in double wardrobes having sliding mirror doors.

BEDROOM THREE - 2.82 (9'3")m reducing to 2.13 (7')m x 1.88 (6'2")m
9'3 reducing to 7'0 x 6'2. With fitted shelved storage cupboard.



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To apply for this property please email or call Michael Poole using the above details

In order to apply for this or any other properties through Michael Poole, you will have to pay an administration fee. This consists of :
£180 for a single person application
£250 for a joint application
£70 extra for each additional applicant
£50 Guarantor application
£300 Company application

The application fee is used to carry out Referencing and Credit checks to confirm suitability.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
89-91	A		
81-88	B		
69-80	C		
55-68	D	59	
49-54	E		
41-48	F		
31-39	G		
			82

TO VIEW: Contact our Yarm office on
Tel: 01642 788878
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