

LOW CROOK CLOSE, EAGLESCLIFFE, STOCKTON ON TEES, TS16 0FE



- ▲ Available with NO ONWARD CHAIN
- ▲ A Unique Two Double Bedroomed DETACHED Home Still Within 10 Year Warranty
- ▲ Stylish & Contemporary Layout
- ▲ Occupying A Delightful Corner Plot with Gardens to Front, Side & Rear
- ▲ Parking for Two Vehicles
- ▲ Delightful Lounge/Diner with Deep Side Bay Window

- ▲ Impressive Breakfast Kitchen with Silestone Worktops, Built-In Oven & Hob, Integrated Fridge/Freezer & Dishwasher
- ▲ Utility Area with Further Fitted Units & Ground Floor Cloakroom/WC
- ▲ Two Generous Double Bedrooms
- ▲ Attractively Presented Fully Tiled Bathroom
- ▲ Gas Central Heating System Via a Fully Serviced Combination Boiler, Double Glazing & Security Alarm System

£190,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Available with NO ONWARD CHAIN, a unique two double bedroomed detached home still within 10 year warranty. The stylish and contemporary layout together with neutral decor offers a light and airy feel throughout. Being the only property built to this design on the popular Redcastle Homes 'West Acres Park' development in Eaglescliffe and occupying a delightful corner plot with sun trap gardens to front side and rear and benefitting from private allocated parking for two vehicles, one to the front and one to the rear of the property, in addition to visitor spaces.

Internally the entrance hallway leads to delightful lounge/diner with deep side bay window and there is an impressive breakfast kitchen with Silestone worktops, built-in oven and hob, integrated fridge/freezer and dishwasher. Also, to the ground floor there is a large under stairs storage cupboard, utility area with further fitted units housing fully serviced combi boiler and a ground floor cloakroom/WC.

Upstairs there are two generous double bedrooms with plenty of space for furniture, the master bedroom also having a side bay window and an attractively presented fully tiled bathroom with white three piece suite and thermostatically controlled shower over bath.

Other features include gas central heating system via a fully serviced combination boiler, double glazing and security alarm system.

The property is situated in a quiet and peaceful neighbourhood yet with the great convenience of bus and train transport links nearby.

With no chain and the furniture being available if required, this property will make a lovely home for a variety of purchasers

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE/DINER - 5.16m (16'11") reducing to 3.84m (12'7") x 3.9m (12'10")

BREAKFAST KITCHEN - 3.9m x 3.02m (12'10" x 9'11")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

www.michaelpoole.co.uk



LOW CROOK CLOSE, TS16 0FE

UTILITY ROOM - 1.7m x 1.63m (5'7" x 5'4")

CLOAKROOM/WC - 1.63m x 0.97m (5'4" x 3'2")

FIRST FLOOR

LANDING

BEDROOM ONE - 6.1m (20') reducing to 4.75m (15'7") x 3.35m (11')

BEDROOM TWO - 4.52m x 2.62m (14'10" x 8'7")

BATHROOM - 1.98m x 1.7m (6'6" x 5'7")

EXTERNALLY

GARDENS & PARKING

Occupying a delightful corner plot with sun trap gardens to front side and rear and benefitting from private allocated parking for two vehicles, one to the front and one to the rear of the property, in addition to visitor spaces.

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/YAR190196/12012024

Council Tax Band: C **Tenure:** Freehold

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



LOW CROOK CLOSE, TS16 0FE



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 Metropix ©2024

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



TO VIEW: Contact our Yarm Office on Tel: **01642 788878**
59 High Street, Yarm, TS15 9BH