

WHITFIELD CLOSE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0HL



- ▲ Set Within a Popular Eaglescliffe Development Close to Transport Links & Shopping Facilities
- ▲ Semi Detached Bungalow in a Cul-De-Sac Position
- ▲ Two Double Bedrooms & Wet Room
- ▲ Front Lounge/Dining Area & Breakfast Kitchen
- ▲ Driveway & Garage

£185,000

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This semi-detached bungalow is set in a cul-de-sac position overlooking a green field with pedestrian front access and comes to the market with two double bedrooms, driveway and garage.

The property comprises entrance hall, front lounge/dining area, breakfast kitchen, two double bedrooms and adapted wet room. There are well kept gardens to the front and rear with a patio side garden.

Other features include warm air ducted central heating, UPVC double glazing and it is set within a popular Eaglescliffe development with close transport links & shopping facilities.

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE/DINING AREA - 5.83m x 3.49m (19'2" x 11'5")

KITCHEN - 3.68m (12'1") reducing to 2.75m (9') x 3.03m (9'11")

BEDROOM ONE - 3.79m x 3.48m (12'5" x 11'5")

BEDROOM TWO - 3.03m x 2.64m (9'11" x 8'8")

SHOWER ROOM - 1.90m x 1.69m (6'3" x 5'7")

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with shrub borders and a side access path leads to the enclosed rear garden which is mainly laid to lawn. A rear driveway leads to the single garage with up and over door.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

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: - MH/LS/YAR240411/19112024

Council Tax Band: B **Tenure:** Freehold

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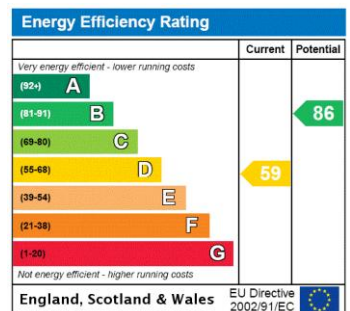


GROUND FLOOR



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.
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