

SEYMOUR AVENUE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0LD



- ▲ An extended detached house, originally designed as a three bedroom property, currently laid out as two bedrooms
- ▲ Offered for sale with NO ONWARD CHAIN
- ▲ Sensibly priced to reflect the need for modernisation
- ▲ Gardens to front and rear and driveway providing off street parking

- ▲ Gas central heating system and double glazing
- ▲ Lounge with dining room extension
- ▲ Kitchen with a range of fitted units
- ▲ Bathroom with coloured suite and ground floor cloakroom/WC
- ▲ Well placed for access to highly regarded schooling and shopping facilities

£170,000

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Offered for sale with NO ONWARD CHAIN and sensibly priced to reflect the need for modernisation, an extended detached house, originally designed as a three bedroom property, currently laid out as two bedrooms.

With gardens to front and rear and driveway providing off street parking, gas central heating system and double glazing, lounge with dining room extension, kitchen with a range of fitted units, bathroom with coloured suite and ground floor cloakroom/WC.

The property is well placed for access to highly regarded schooling and shopping facilities.

GROUND FLOOR

ENTRANCE LOBBY

CLOAKROOM/WC

LOUNGE - 4.83m x 3.96m (15'10" x 13')

KITCHEN - 3.74m x 2.55m (12'3" x 8'4")

DINING ROOM - 3.37m x 2.62m (11'1" x 8'7")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.82m (15'10") x 3.05m (10') reducing to 2.16m (7'1")

Fitted wardrobes.

BEDROOM TWO - 2.99m (9'10") reducing to 2.56m (8'5") x 2.97m (9'9")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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BATHROOM - 1.80m x 1.63m (5'11" x 5'4")

EXTERNALLY

GARDENS & PARKING - Lawned front garden with a side driveway providing off street parking. The rear garden has been adapted for easy maintenance, being mainly paved and gravelled.

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/YAR250017/07092026

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

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Tel: **01642 788878**



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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