

PRESTON LANE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS18 3RG



- ▲ A significantly extended three bedroom semi-detached family home offering extremely spacious and versatile accommodation
- ▲ Located on this sought after road which backs directly on to the ever popular Preston Park
- ▲ Occupying a generous plot with established gardens, block paved double width driveway and double length tandem garage
- ▲ Extensive lounge/dining room with living flame effect gas fire and double doors opening to the double glazed conservatory
- ▲ Extensive kitchen/dining/family area with fitted units including an island unit and built in range oven
- ▲ Versatile utility/sauna room with ground floor shower room
- ▲ Three first floor bedrooms and bathroom with three piece suite and separate shower enclosure
- ▲ Gas central heating system and double glazing
- ▲ Great access to shops, schools and transport links
- ▲ The property is available with NO ONWARD CHAIN and has been priced to reflect the need for some updating

£300,000

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GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE/DINING ROOM - 8.47m (27'9") x 3.81m (12'6") reducing to 3.44m (11'3") Measured into bay

CONSERVATORY - 6.30m x 3.21m (20'8" x 10'6")

OPEN PLAN KITCHEN/BREAKFAST/FAMILY AREA - 10.65m (34'11") x 6.86m (22'6") reducing to 3.33m (10'11")

UTILITY/SAUNA ROOM - 4.77m (15'8") x 4.01m (13'2") reducing to 2.56m (8'5")

SHOWER ROOM - 2.51m x 1.18m (8'3" x 3'10")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.42m (14'6") x 3.55m (11'8") Measured into bay
Fitted wardrobes.

TO VIEW: Tel: 01642 788878
59 High Street, Yarm, TS15 9BH

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BEDROOM TWO - 3.53m x 3.45m (11'7" x 11'4")

AGENTS REF: - DC/LS/YAR250019/14072026

BEDROOM THREE - 2.13m x 2.13m (7' x 7')

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

BATHROOM - 2.33m x 2.13m (7'8" x 7')

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

EXTERNALLY

To the front of the house there is a block paved off street parking area and driveway leading to the larger than average double length garage. The rear garden backs onto Preston Park and is mainly laid to lawn with a paved patio area.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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