

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
- ▲ 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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Tenure - Freehold

Council Tax Band C

GROUND FLOOR

ENTRANCE PORCH - '

HALLWAY - '

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

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

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

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

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

FIRST FLOOR

LANDING - '

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

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

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

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

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

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.

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/YAR250019/14072026

Council Tax Band: C **Tenure:** To be advised

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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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.



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