

# VALLEY GARDENS, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0LY



- ▲ An impressive three bedroom detached bungalow offered for sale with NO ONWARD CHAIN
- ▲ Located within this popular Eaglescliffe cul-de-sac, which is close to an excellent range of amenities
- ▲ Low maintenance gardens to front and rear, side driveway and garage with electric door
- ▲ Spacious Lounge/Dining Room with an electric fire in feature surround and windows to two elevations
- ▲ Impressive Breakfast Kitchen with an excellent range of fitted units and integrated appliances
- ▲ Three bedrooms, with two having fitted wardrobes
- ▲ Modern Bathroom and separate Vanity Room/WC
- ▲ Gas central heating system and double glazing
- ▲ Due to the anticipated demand for detached bungalows in this area, we strongly recommend early internal viewing

**£280,000**

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**GROUND FLOOR**

**ENTRANCE HALLWAY**

With double glazed entrance door, two radiators, hatch to loft with access ladder and wall mounted combination boiler.

**LOUNGE/DINING ROOM - 7.41m x 3.63m (24'4" x 11'11")**

Electric fire in feature surround. Two radiators, two double glazed windows and coved ceiling.

**KITCHEN - 4.62m (15'2") reducing to 3.22m (10'7") x 3.79m (12'5")**

Fitted wall and base units incorporating an inset one and a half bowl sink unit. Built in range oven and extractor fan. Integrated fridge and freezer, plumbing for automatic washing machine and vent for tumble dryer. Tiled floor, chrome effect heated towel rail, downlighting, double glazed door to the side.

**BEDROOM ONE - 3.73m x 3.50m (12'3" x 11'6")**

Fitted wardrobes, bridging units and bedside cabinets. Radiator and double glazed window.

**BEDROOM TWO - 3.36m x 2.73m (11' x 8'11")**

Fitted wardrobes. Radiator and double glazed window.

**BEDROOM THREE - 2.52m x 2.46m (8'3" x 8'1")**

Radiator and double glazed window.

**BATHROOM**

White three piece suite comprising panelled bath with shower over and wash hand basin in vanity unit. Tiled walls and floor, radiator and double glazed window.

**SEPARATE WC**

With low level WC and wash hand basin in vanity unit. Tiled walls, double glazed window and chrome effect heated towel rail.

**TO VIEW: Tel: 01642 788878**

59 High Street, Yarm, TS15 9BH

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**EXTERNALLY**

**GARDENS & GARAGE**

Astro turf lawn to the front with a side driveway leading to the single garage with electric door and side access door. To the rear there is an enclosed garden with astro turf lawn and paved patio area. In addition, there is an outdoor sunroom.

**AGENTS REF:** - DC/LS/YAR250124/07102025

**Council Tax Band:** D      **Tenure:** Freehold

**TO VIEW:** Contact our Yarm office on

Tel: **01642 788878**



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. Made with Metropix ©2020.

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