

# LABURNUM ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0AW



- ▲ Priced to Reflect the Need for General Modernisation
- ▲ A Two Bedroom End Terrace House
- ▲ Offered For Sale with NO ONWARD CHAIN
- ▲ Front Lounge
- ▲ Kitchen/Diner with Fitted Units

- ▲ Two First Floor Bedrooms
- ▲ Bathroom Accessed from The Second Bedroom
- ▲ Gas Central Heating System & Double Glazed Windows
- ▲ Established Location Close to A Range of Amenities

**£97,500**

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Priced to reflect the need for general modernisation, a two bedroom end terrace house offered for sale with no onward chain.

**GROUND FLOOR**

**ENTRANCE LOBBY**

**LOUNGE - 4.78m x 4.23m (15'8" x 13'11")**

**KITCHEN/DINER - 4.58m (15') reducing to 2.50m (8'2") x 4.24m (13'11")**

**REAR LOBBY - With access to outhouses.**

**FIRST FLOOR**

**LANDING**

**TO VIEW: Tel: 01642 788878**

59 High Street, Yarm, TS15 9BH

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**BEDROOM ONE - 4.22m x 3.80m (13'10" x 12'6")**

**BEDROOM TWO - 4.24m x 2.47m (13'11" x 8'1")**  
Door to ...

**BATHROOM - 2.14m x 1.88m (7' x 6'2")**

**EXTERNALLY**

**REAR YARD - Small enclosed yard to the rear.**

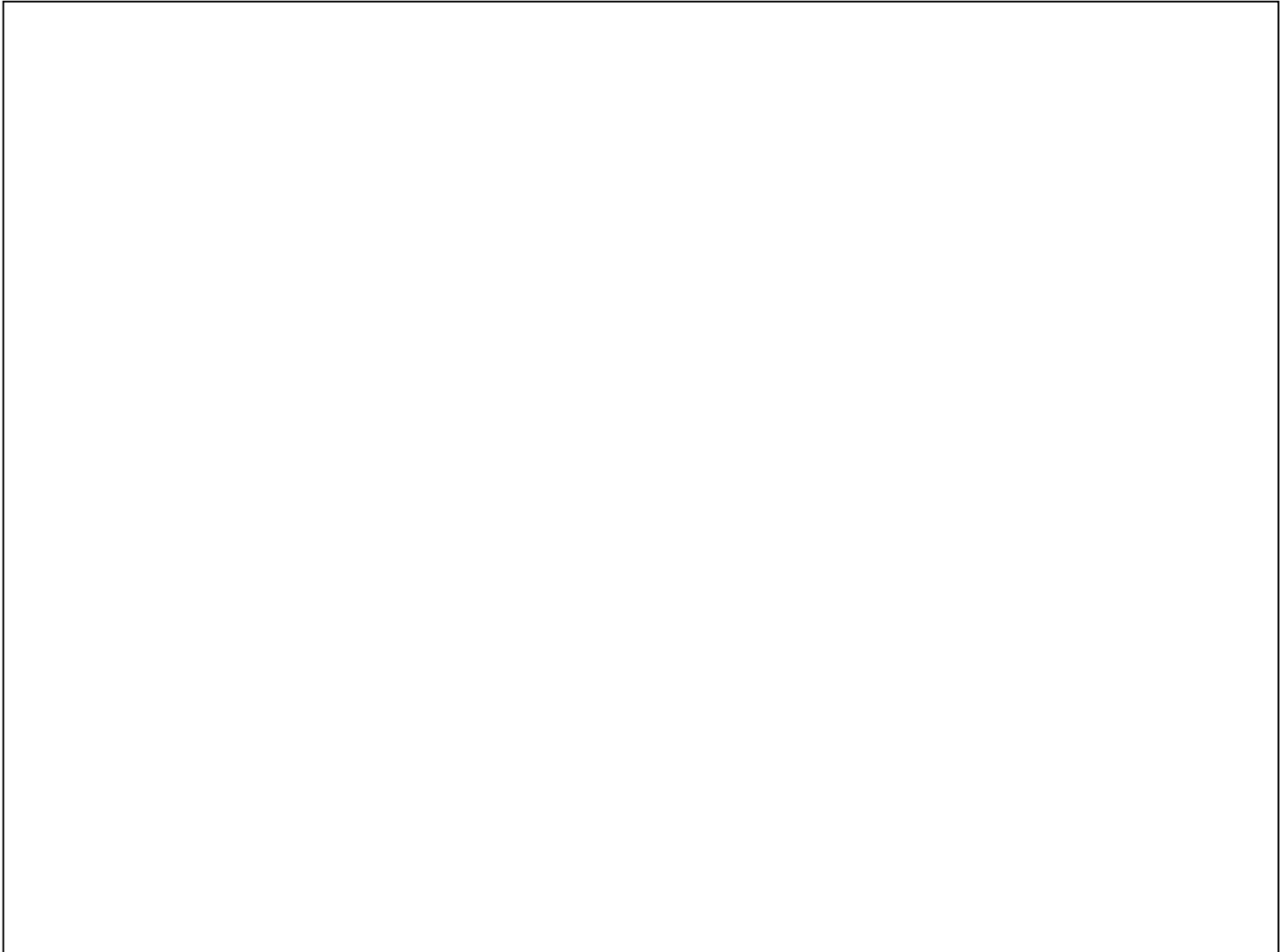
**AGENTS REF: - DC/LS/YAR250139/02092025**

**Council Tax Band: A      Tenure: Freehold**

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

**Tel: 01642 788878**





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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