

## FORMBY WALK, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 9EL



- ▲ A two double bedroom first floor flat having the benefit of an extended lease which lasts until 2158
- ▲ Offered for sale with NO ONWARD CHAIN
- ▲ Garden area to the front and SINGLE GARAGE in nearby block
- ▲ Gas central heating system via a combination boiler and double glazing
- ▲ Popular setting within the Sunningdale development which offers good access to a range of local amenities

- ▲ Lounge with an electric fire set in a feature surround
- ▲ Kitchen with a good range of fitted units and integrated fridge and freezer
- ▲ Two spacious double bedrooms both having fitted wardrobes
- ▲ Shower Room with modern fittings and tiled walls and floor

**£112,500**

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Offered for sale with NO ONWARD CHAIN, a two double bedroom first floor flat having the benefit of an extended lease which lasts until 2158 and featuring a garden area to the front and SINGLE GARAGE in nearby block.

**BEDROOM ONE - 4.51m x 2.75m (14'10" x 9')**  
With fitted wardrobes, radiator and double glazed window.

**BEDROOM TWO - 3.66m x 2.75m (12' x 9')**  
With fitted wardrobes, radiator and double glazed window.

**GROUND FLOOR**

**ENTRANCE LOBBY** - With staircase to the first floor.

**SHOWER ROOM - 2.18m x 1.68m (7'2" x 5'6")**

Corner shower enclosure, pedestal wash hand basin and low level WC. Tiled walls and floor, chrome effect heated towel rail and double glazed window.

**FIRST FLOOR**

**LANDING** - With built in cupboard housing the Baxi combination boiler.

**LOUNGE - 5.17m x 3.46m (17' x 11'4")**  
Electric fire set in a feature surround with hearth. Radiator, double glazed window and coved ceiling.

**EXTERNALLY**

**GARDEN & GARAGE** - There is a garden area to the front. A single garage with up and over door is situated in a block nearby.

**KITCHEN - 2.98m x 2.60m (9'9" x 8'6")**  
Fitted wall and floor units incorporating a one and a half bowl stainless steel sink unit with mixer taps. Plumbing for automatic washing machine, gas cooker point and integrated fridge and freezer. Radiator, double glazed window and built in cupboard.

**TENURE** - The flat is Leasehold and has a Peppercorn rent. The lease has been extended until 2158.

**AGENTS REF:** - DC/LS/YAR250207/03032026

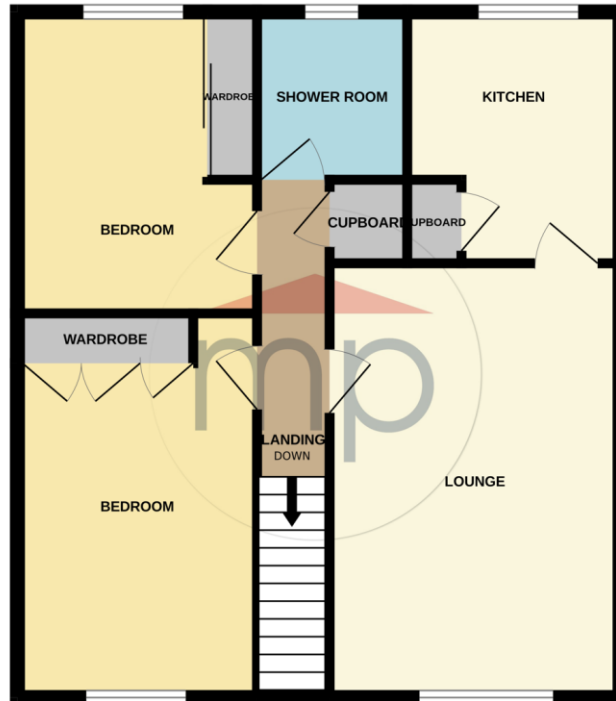
**Council Tax Band:** A      **Tenure:** Leasehold

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

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GROUND FLOOR



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



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