

**TIMOTHY HACKWORTH COURT, THE AVENUE, EAGLESCLIFFE,
STOCKTON-ON-TEES, TS16 9AD**



- ▲ A Spacious Two Double Bedroom Second Floor Apartment (For Purchasers Over 60) Set Within This Prestigious Retirement Development
- ▲ Enjoying A Desirable, Picturesque Setting at The Junction of The Avenue & Yarm Road in Eaglescliffe
- ▲ Impressive Established Communal Grounds with Attractive Landscaped Gardens & Parking Area
- ▲ Secure Entrance, Communal Lounge & Kitchen Facilities for Social Events & Laundry Room
- ▲ Lift to Upper Floors & Emergency Call Service, Electric Heating & Double Glazing
- ▲ Spacious Lounge/Diner with An Electric Fire Set in A Feature Surround
- ▲ Kitchen with A Generous Range of Fitted Units, Built-In Oven, Hob & Integrated Fridge & Freezer
- ▲ Two Double Bedroom with Fitted Wardrobes & Storage to The Master Bedroom
- ▲ Tiled En-Suite Shower Room to The Master Bedroom & Separate Bathroom with White Three Piece Suite

£175,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A spacious two double bedroom second floor apartment (for purchasers over 60) set within this prestigious retirement development, enjoying a desirable, picturesque setting at the junction of The Avenue and Yarm Road in Eaglescliffe.

GROUND FLOOR

SECURE GROUND FLOOR ENTRANCE

Secure communal ground floor entrances with staircase and lift leading to the upper floors.

SECOND FLOOR

ACCOMMODATION

HALLWAY

LOUNGE/DINING ROOM - 6.87m (22'6") x 4.75m (15'7") reducing to 3.79m (12'5")

KITCHEN - 3.42m x 3.30m (11'3" x 10'10")

BEDROOM ONE - 4.75m (15'7") reducing to 3.36m (11') x 3.87m (12'8")

Fitted wardrobes and storage.

EN-SUITE SHOWER ROOM - 1.85m x 1.50m (6'1" x 4'11")

BEDROOM TWO - 4.87m x 3.02m (16' x 9'11")

BATHROOM - 2.07m x 1.71m (6'9" x 5'7")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

www.michaelpoole.co.uk



TIMOTHY HACKWORTH COURT, TS16 9AD

EXTERNALLY

GARDENS & PARKING

Delightful established grounds with attractive gardens and parking area.

AGENTS NOTE:

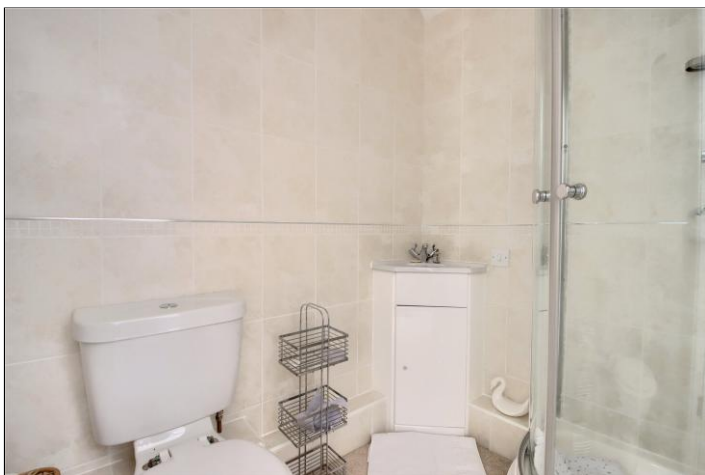
Maintenance Fee £105.72 per week (£5497.56 per annum)
Ground Rent around £500 per annum.

AGENTS REF: - DC/LS/YAR250272/16072025

Council Tax Band: D **Tenure:** Leasehold

TO VIEW: Contact our Yarm office on

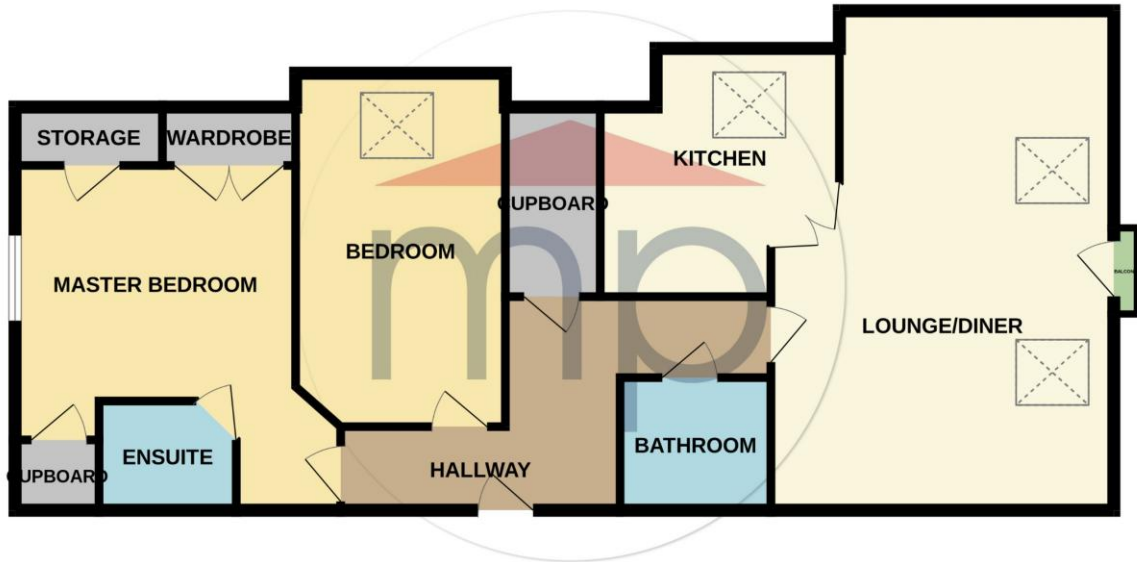
Tel: **01642 788878**



TIMOTHY HACKWORTH COURT, TS16 9AD



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 ©2025

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.



TO VIEW: Contact our Yarm Office on Tel: **01642 788878**
59 High Street, Yarm, TS15 9BH