

# GOOSEPOOL DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0GT



- ▲ No Onward Chain
- ▲ An Impressive Three Bedroom Mid-Terrace House, Well Worth Early Internal Viewing
- ▲ Constructed By Taylor Wimpey & Situated Within the Sought After Sadlers View Development in Eaglescliffe
- ▲ Attractively Presented Lounge & Kitchen/Diner with Double Glazed French Doors Opening to The Pleasant Rear Garden
- ▲ Upgraded Kitchen with Built-In Oven & Hob, Integrated Fridge/Freezer, Dishwasher & Washing Machine/Tumble Dryer
- ▲ Three Bedrooms with The Master Having Fitted Wardrobes & A Delightful En-Suite Shower Room
- ▲ Family Bathroom with White Three Piece Suite & Ground Floor Cloakroom/ WC
- ▲ Gas Central Heating System Via a Combination Boiler & Double Glazing
- ▲ Gardens to Front & Rear & Driveway to The Front with Parking for Two Vehicles
- ▲ Excellent Location Close to Highly Regarded Junior & Secondary Schooling, Shopping Facilities & Transport Links

**£195,000**

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**\*\* No Onward Chain \*\***

An impressive three bedroom mid-terrace house, well worth early internal viewing. constructed by Taylor Wimpey and situated within the sought after Sadlers View development in Eaglescliffe with gardens to front and rear and driveway to the front with parking for two vehicles.

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE - 4.21m (13'10") x 3.68m (12'1") reducing to 2.69m (8'10")**

**INNER LOBBY**

With under stairs cupboard and opening to the Kitchen/Diner.

**CLOAKROOM/WC - 1.84m x 1.08m (6' x 3'7")**

**KITCHEN/DINER - 4.67m x 2.88m (15'4" x 9'5")**

**FIRST FLOOR**

**LANDING -**

**BEDROOM ONE - 3.44m x 3.07m (11'3" x 10'1")**

Fitted wardrobes.

**EN-SUITE SHOWER ROOM - 1.75m x 1.66m (5'9" x 5'5")**

**BEDROOM TWO - 3.29m x 2.60m (10'10" x 8'6")**

**TO VIEW: Tel: 01642 788878**

59 High Street, Yarm, TS15 9BH

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**BEDROOM THREE - 3.54m x 2.04m (11'7" x 6'8")**

**BATHROOM - 2.06m x 1.69m (6'9" x 5'7")**

## EXTERNALLY

### **GARDENS & PARKING**

Gravelled shrub section to the front of the property with a driveway providing parking for two vehicles. The rear garden is enclosed and mainly laid to lawn with a fenced boundary, paved patio area and timber shed. Rear access path and gate.

**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/YAR250274/16092025

**Council Tax Band:** C    **Tenure:** Freehold

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

Tel: **01642 788878**

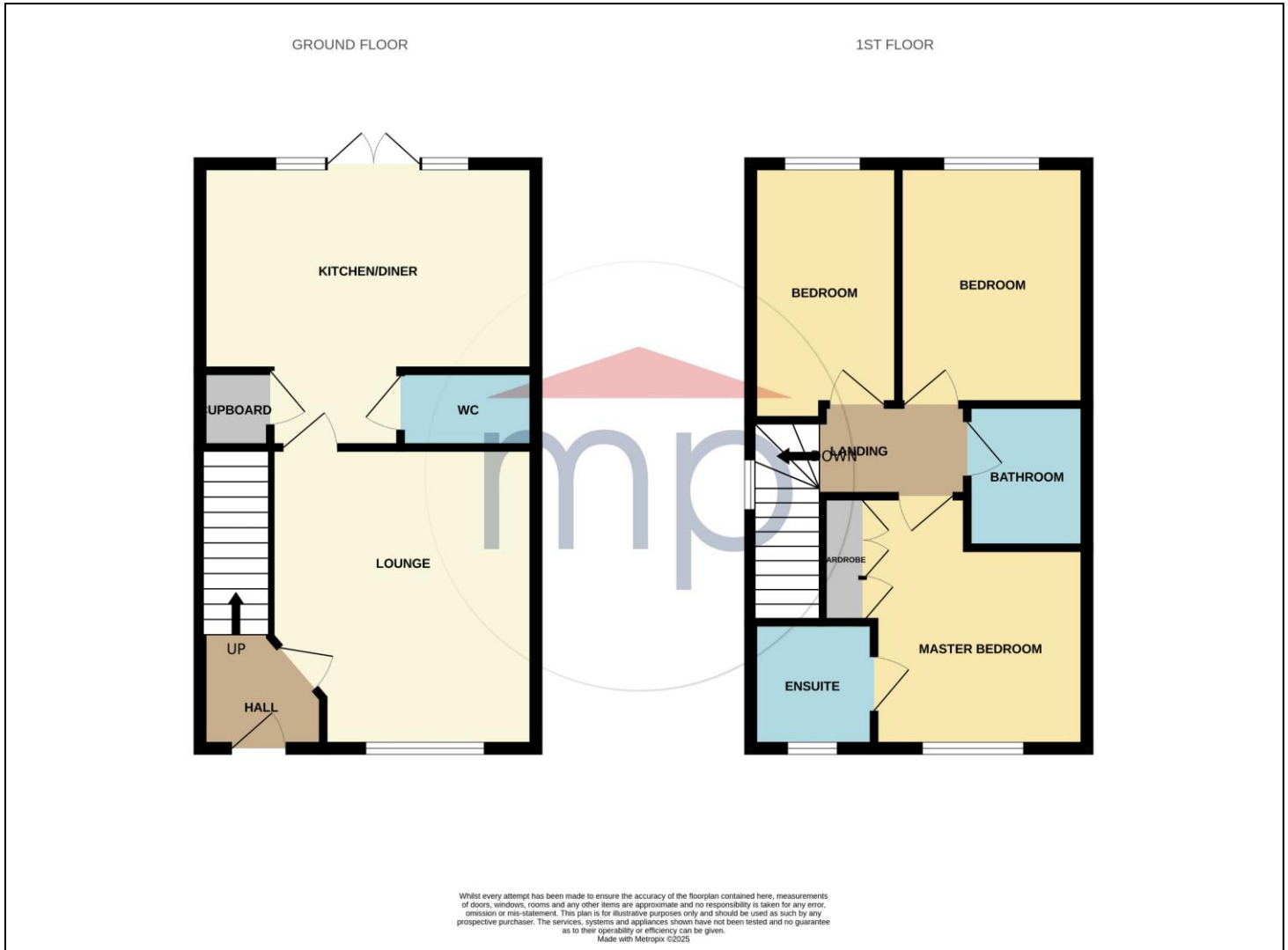


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A photograph of the storefront of Michael Poole property consultants at night. The storefront has large glass windows and a blue neon sign above the entrance that reads "Michael Poole property consultants". The windows display various property listings and information.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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