

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



- ▲ An Impressive Two Bedroom First Floor Apartment Set Within this Prestigious Retirement Development, Constructed by McCarthy & Stone
- ▲ Occupying a Prime Setting at the Junction of The Avenue & Yarm Road in Eaglescliffe
- ▲ Delightful Established Grounds with Attractive Gardens & Parking Area
- ▲ Secure Entrance, Communal Lounge & Kitchen Facilities for Social Events and Laundry Room
- ▲ Lift to Upper Floors, Emergency Call Service, Electric Heating & Double Glazing
- ▲ Spacious Lounge/Diner with Electric Fire, Double Glazed French Doors & Juliet Balcony
- ▲ Kitchen with Built-In Oven, Hob & Integrated Fridge & Freezer
- ▲ Two Generous Bedrooms with Both Having Fitted Wardrobes
- ▲ Shower Room with Double Shower Cubicle

£152,995

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Occupying a prime setting at the junction of The Avenue and Yarm Road in Eaglescliffe, an impressive two bedroom first floor apartment set within this prestigious retirement development, constructed by McCarthy & Stone.

ACCOMMODATION

HALLWAY

With built-in storage cupboard.

LOUNGE/DINING ROOM - 6.9m (22'8") x 3.33m (10'11") reducing to 2.1m (6'11")

Wall mounted Electric fire, electric heater, coving, double glazed French doors and a Juliet balcony.

KITCHEN - 2.57m (8'5") into recess x 2.26m (7'5")

Fitted wall and base units with complementary worktops and an inset sink unit. Integrated fridge and freezer, built-in oven and hob, coving and double glazed window.

BEDROOM ONE - 3.86m x 3.23m (12'8" x 10'7")

Fitted wardrobes with mirror fronted doors, electric heater, double glazed window and coving.

BEDROOM TWO - 3.66m (12') x 2.72m (8'11") reducing to 1.6m (5'3")

Fitted wardrobes with desk and cupboards. Double glazed window and coving.

SHOWER ROOM - 2.1m x 1.73m (6'11" x 5'8")

Double shower cubicle, wash hand basin in vanity unit and low level WC. Tiled walls, heated towel rail and Wall mounted Dimplex electric heater.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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EXTERNALLY

GARDENS & PARKING

Delightful established grounds with attractive gardens and parking area.

AGENTS NOTE:

Ground Rent: £248 PA

Service/Maintenance Charge: £2,749 PA

AGENTS REF: - DC/LS/YAR250312/05092025

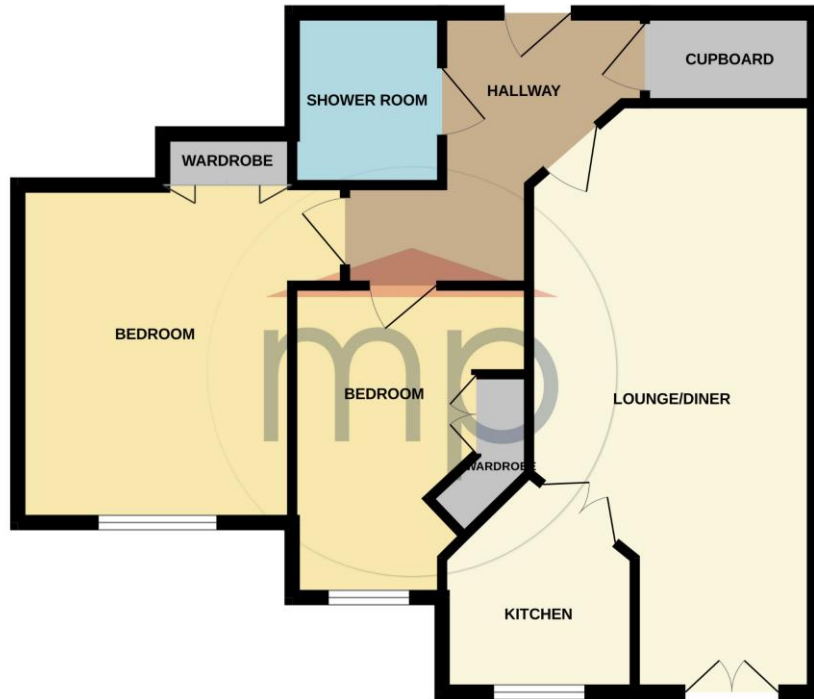
Council Tax Band: D **Tenure:** Leasehold

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 Metrage ©2022.

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