

# COATHAM VALE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0RA



- ▲ Beautifully presented and thoughtfully improved three bedroom detached home, offered with no onward chain for a smooth and straightforward move
- ▲ Tucked away in a very pleasant cul-de-sac, ideally located close to well-regarded schools and convenient local shopping
- ▲ Set on a generous plot with attractive, established gardens to the front and rear, along with a block-paved driveway and single garage
- ▲ Bright and airy, spacious through lounge/dining room, featuring a cosy log-burning stove as a lovely focal point

- ▲ Stylish, modern kitchen with a great range of fitted units, complete with built-in oven and hob
- ▲ Three well-proportioned bedrooms to the first floor, perfect for family living
- ▲ Contemporary bathroom fitted with a white three piece suite, plus the added convenience of a separate first floor WC
- ▲ Gas central heating via a combination boiler and double glazing for year-round comfort
- ▲ A wonderful home which lends itself effortlessly to both everyday living and entertaining guests

**£245,000**

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A charming and inviting three-bedroom detached home, nestled within a peaceful cul-de-sac in the highly sought after Coatham Vale area of Eaglescliffe. This delightful property offers a rare blend of space, comfort and character, with its warm atmosphere and thoughtfully designed layout. Natural light fills the interior, creating a bright and welcoming environment suited to modern family living. At the heart of the home, the lounge features a cosy log burner, providing an attractive focal point and the perfect setting for relaxing evenings. The overall flow of the accommodation lends itself effortlessly to both everyday living and entertaining guests. Externally, the property truly excels with off street parking, a single garage and delightful gardens. The established rear garden is private, mature and beautifully coming into bloom, offering an idyllic space for outdoor dining, family time, or simply unwinding in tranquil surroundings. Offered with no onward chain, this home presents an excellent opportunity to move straight in and enjoy all it has to offer - a place not just to live, but to truly call home.

**GROUND FLOOR**

**ENTRANCE LOBBY**

**THROUGH LOUNGE/DINING ROOM - 6.6m (21'8") x 3.43m (11'3") reducing to 2.64m (8'8")**

**KITCHEN - 3.23m x 2.18m (10'7" x 7'2")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.96m x 2.7m (13' x 8'10")**

**BEDROOM TWO - 3.23m x 2.26m (10'7" x 7'5")**

**TO VIEW: Tel: 01642 788878**

59 High Street, Yarm, TS15 9BH

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**BEDROOM THREE - 2.7m x 2.6m (8'10" x 8'6")**

**BATHROOM - 2.24m x 2.18m (7'4" x 7'2")**

**ADDITIONAL WC - 1.42m x 0.91m (4'8" x 3')**

## **EXTERNALLY**

### **GARDENS & GARAGE**

Garden area to the front with a block paved driveway providing off street parking and leading to the single garage with up and over door and housing the Wall mounted combination boiler. To the rear there is a generous established garden, being mainly laid to lawn with shrub borders, a variety of trees and having a generous paved patio area.

### **AGENTS NOTE:**

Approx. 0.4 miles from Egglecliffe secondary school

Approx 1.4 Miles from The Links Primary school

**AGENTS REF:** - DC/LS/YAR250434/13012026

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

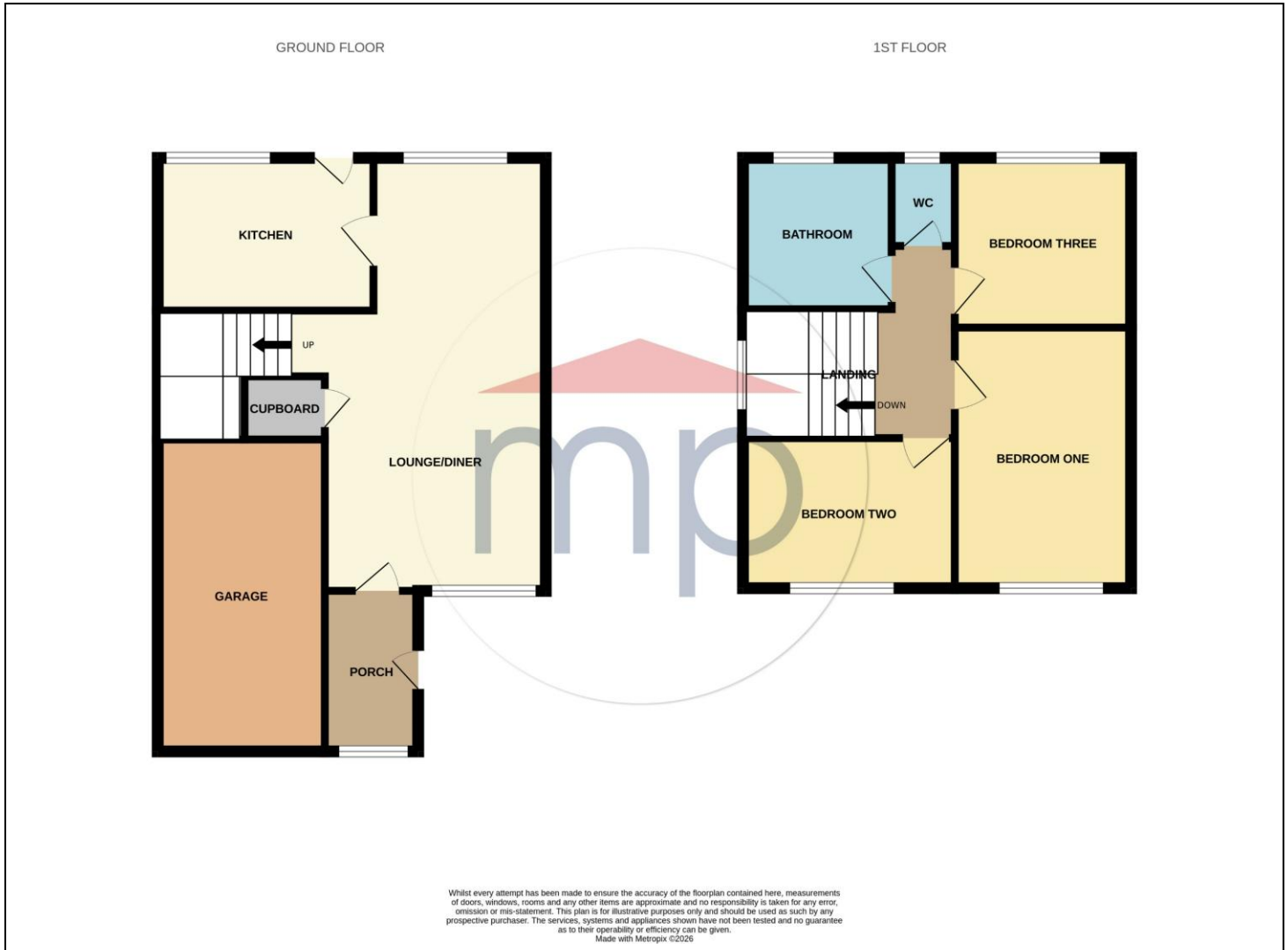
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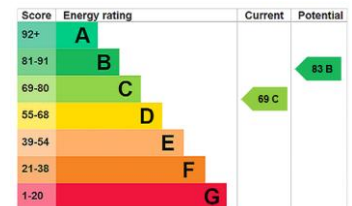


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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