

# THE FAIRWAY, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 9HL



- ▲ A stylish, significantly improved three bedroom semi-detached home which merits early internal viewing
- ▲ Located within this sought after Eaglescliffe development close to highly regarded schooling, shopping facilities and the medical centre
- ▲ Tastefully decorated and enhanced by high quality fittings throughout
- ▲ Nicely presented gardens, block paved driveway and adapted garage with utility, playroom and study area

- ▲ Gas central heating system and double glazing
- ▲ Extensive, bright and airy lounge/dining room with patio doors opening to the rear garden
- ▲ Redesigned kitchen with built in double oven, induction hob, integrated dishwasher and fridge
- ▲ Delightful bathroom with white three piece suite and attractive wall and floor tiling
- ▲ Three nicely presented bedrooms with one having fitted wardrobes

**£215,000**

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#### **GROUND FLOOR**

##### **ENTRANCE HALLWAY**

**LOUNGE/DINING ROOM** - 7.39m (24'3") x 3.51m (11'6")  
reducing to 3.06m (10')

**KITCHEN** - 4.03m x 2.29m (13'3" x 7'6")

#### **FIRST FLOOR**

##### **LANDING**

**BEDROOM ONE** - 3.60m x 3.07m (11'10" x 10'1")

**BEDROOM TWO** - 3.24m (10'8") to robes x 3.07m (10'1")

**BEDROOM THREE** - 2.68m x 2.38m (8'10" x 7'10")

**BATHROOM** - 2.36m x 1.66m (7'9" x 5'5")

**TO VIEW:** Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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## EXTERNALLY

Lawned front garden with a block paved driveway providing off street parking. The rear garden is enclosed with a shaped lawn and a generous block paved patio area. The garage has been adapted to provide three separate areas. There is a Utility Area 2.44m x 1.46m with roller door, plumbing for automatic washing machine and space for tumble dryer. There is a Playroom/ Hobbies Room 3.50m x 2.44m with radiator and double glazed French doors overlooking the rear garden. In addition, there is a versatile Study Area 2.41m x 2.31m with radiator and double glazed window.

**AGENTS REF:** - DC/LS/YAR260007/16012026

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

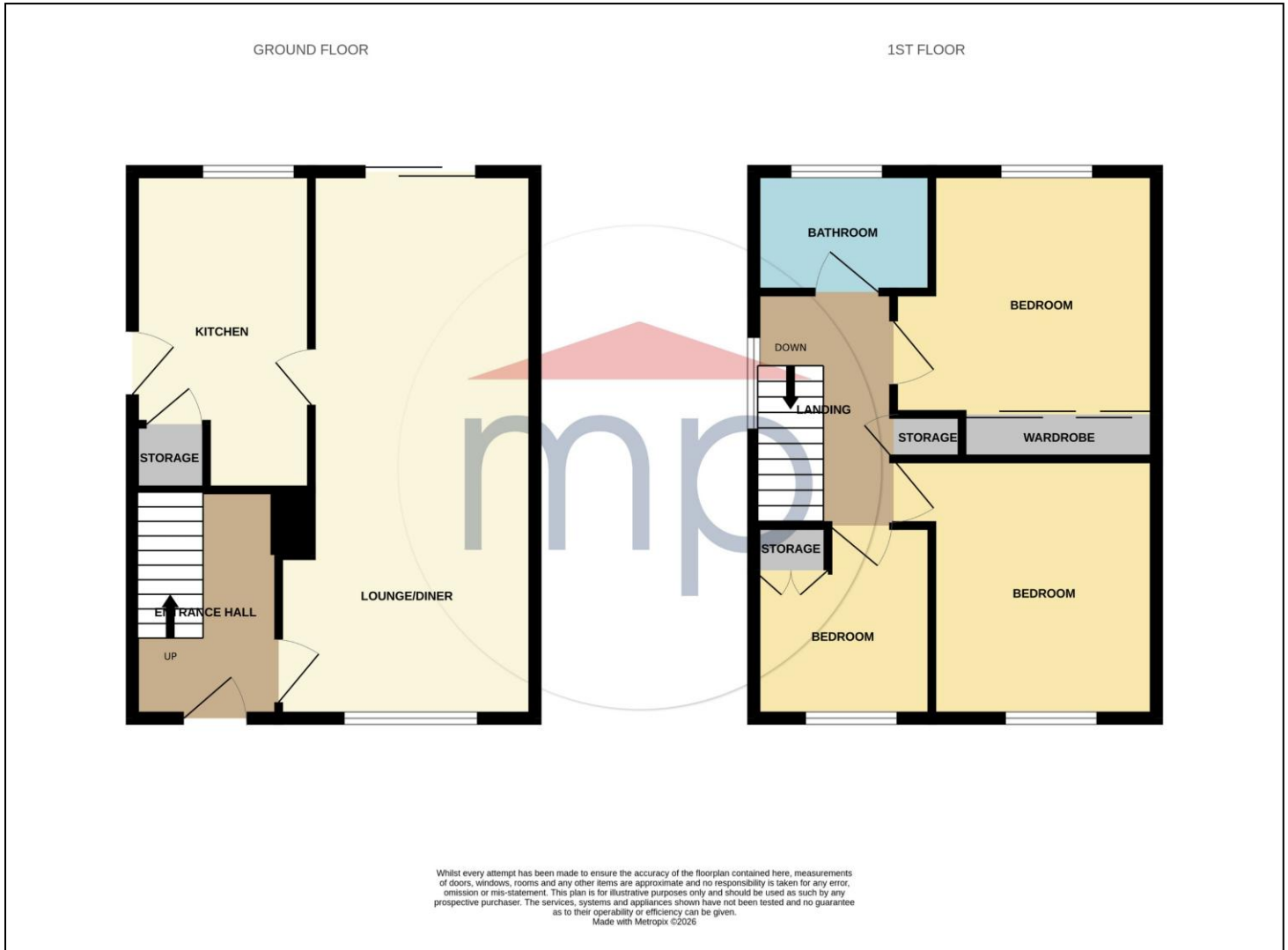
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