

GLADES ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0SX



- ▲ Enjoying a prime cul-de-sac position with panoramic views over adjoining countryside
- ▲ A three storey semi-detached home with three bedrooms and a versatile study
- ▲ Offered for sale with NO ONWARD CHAIN
- ▲ Built by Charles Church to the 'Stanton' design and located within the prestigious Hunters Edge development in Eaglescliffe
- ▲ Lounge with double glazed French doors and Juliet balcony on the first floor opening to the kitchen/diner
- ▲ Spacious upgraded kitchen/diner with quality worktops, built in double oven, gas hob, integrated fridge/freezer and dishwasher
- ▲ Three generous second floor bedrooms and versatile first floor study
- ▲ Impressive bathroom with white three piece suite, ground floor cloakroom/WC and utility room
- ▲ Gas central heating system via a combination boiler and double glazing
- ▲ Lawned gardens to front and rear, block paved driveway and car port area

£250,000

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STUDY - 2.27m x 2.00m (7'5" x 6'7")

LOUNGE - 3.95m x 3.18m (13' x 10'5")

KITCHEN/DINER - 5.33m (17'6") x 3.38m (11'1") reducing to 2.53m (8'4")

GROUND FLOOR

ENTRANCE HALLWAY

UTILITY ROOM - 2.00m x 1.87m (6'7" x 6'2")

CLOAKROOM/WC - 2.00m x 1.00m (6'7" x 3'3")

FIRST FLOOR

LANDING

SECOND FLOOR

LANDING AREA

BEDROOM ONE - 3.78m x 3.17m (12'5" x 10'5")

BEDROOM TWO - 3.56m x 2.18m (11'8" x 7'2")

BEDROOM THREE - 3.07m x 2.51m (10'1" x 8'3")

TO VIEW: Tel: 01642 788878
59 High Street, Yarm, TS15 9BH

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BATHROOM - 2.25m x 2.03m (7'5" x 6'8")

EXTERNALLY

GARDENS & PARKING

The property enjoys a pleasant cul-de-sac setting with panoramic views over adjoining countryside. To the front of the house there is a lawned front garden with a block paved driveway leading through to an open car port area. A gate to the rear of the car port provides access to the generous enclosed rear garden which is mainly laid to lawn.

AGENTS REF: - DC/LS/YAR260017/20012026

Council Tax Band: D **Tenure:** Freehold

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Tel: **01642 788878**



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GROUND FLOOR

FIRST FLOOR

2ND 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.
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