

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



- ▲ A Spacious One Bedroom First Floor Apartment (for Purchasers Over 60) Set Within this Prestigious Retirement Development
- ▲ Freshly Decorated with New Flooring Fitted & Available with NO ONWARD CHAIN
- ▲ Enjoying a Desirable Setting at the Junction of The Avenue & Yarm Road in Eaglescliffe
- ▲ Impressive Established Grounds with Attractive Landscaped Gardens & Parking Area
- ▲ Secure Entrance, Communal Lounge, Kitchen Facilities for Social Events & Laundry Room
- ▲ Lift to Upper Floors & Emergency Call Service
- ▲ Electric Heating & Double Glazing
- ▲ Spacious Lounge/Diner with an Electric Fire Set in a Feature Surround, Double Glazed French doors & Juliet Balcony
- ▲ Kitchen with a Good Range of Fitted Units, Built-In Oven, Hob & Integrated Fridge & Freezer
- ▲ Double Bedroom with Fitted Wardrobes & Tiled Bathroom with White Three Piece Suite

£94,950

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A spacious one bedroom first floor apartment (for purchasers over 60) set within this prestigious retirement development, enjoying a desirable setting at the junction of The Avenue and Yarm Road in Eaglescliffe and boasting impressive established grounds with attractive gardens and parking area.

ACCOMMODATION

ENTRANCE

Secure communal ground floor entrances with staircase and lift leading to the upper floors.

HALLWAY

With coving and walk-in cupboard.

LOUNGE/DINER - 6.92m x 3.21m (22'8" x 10'6")

Electric fire set in an attractive feature surround with hearth. Wall mounted electric heater, coving, and double glazed French doors with Juliet balcony.

KITCHEN - 2.64m x 2.25m (8'8" x 7'5")

Fitted wall and base units with a stainless steel sink unit. Built-in oven and ceramic hob. Integrated fridge and freezer. Coved ceiling and double glazed window.

BEDROOM - 4.13m x 2.83m (13'7" x 9'3")

Fitted wardrobes, wall mounted electric heater, double glazed window, and coving.

BATHROOM - 2.10m x 1.73m (6'11" x 5'8")

Panelled bath with shower over, wash hand basin in vanity unit and low level WC. Wall mounted electric heater, tiled walls and electric heated towel rail.

EXTERNALLY

GARDENS & PARKING

Delightful established grounds with attractive gardens, seating areas and communal parking area.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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AGENTS NOTE:

Ground Rent: £425 PA (approx.)

Service/Maintenance Charge: £3,600 PA (approx.)

AGENTS REF: - DC/LS/YAR260046/18032026

Council Tax Band: C **Tenure:** Leasehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**





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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