

EMSWORTH DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0NR



- ▲ A three bedroom detached family home offered for sale with NO ONWARD CHAIN
- ▲ Occupying a surprisingly generous plot, which is not overlooked to the rear, within this sought after Eaglescliffe setting
- ▲ Lounge with a living flame effect gas fire set in a feature surround and opening to the separate Dining Room
- ▲ Kitchen with a good range of fitted units and built in oven and hob, together with a separate Utility Room

- ▲ Bathroom with white suite and separate WC
- ▲ Gas central heating system and double glazing
- ▲ Lawned gardens to front and rear, block paved driveway and single garage
- ▲ Well placed for access to highly regarded Junior and Secondary schooling and shopping facilities
- ▲ Early viewing of this impressive home comes highly recommended

£269,950

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GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE - 5.00m (16'5") reducing to 3.70m (12'2") reducing to 3.07m (10'1")

DINING ROOM - 3.06m x 2.57m (10' x 8'5")

KITCHEN - 4.18m x 2.46m (13'9" x 8'1")

UTILITY ROOM - 2.50m x 2.50m (8'2" x 8'2")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.91m x 3.52m (12'10" x 11'7")
Built in wardrobe.

BEDROOM TWO - 3.49m x 2.95m (11'5" x 9'8")
Built in wardrobe.

BEDROOM THREE - 2.76m x 2.11m (9'1" x 6'11")

BATHROOM - 2.10m x 1.64m (6'11" x 5'5")

SEPARATE WC

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

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EXTERNALLY

GARDENS & GARAGE

The property occupies a substantial plot with generous gardens to front and rear. To the front there is a lawned garden with a block paved driveway leading to the single garage with up and over door, power points and lighting. To the rear there is an extensive garden, which is not directly overlooked. Being mainly laid to lawn with a paved patio area, summerhouse and timber shed.

BUYERS IDENTIFICATION CHECK(S)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DC/LS/YAR260115/16032026

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

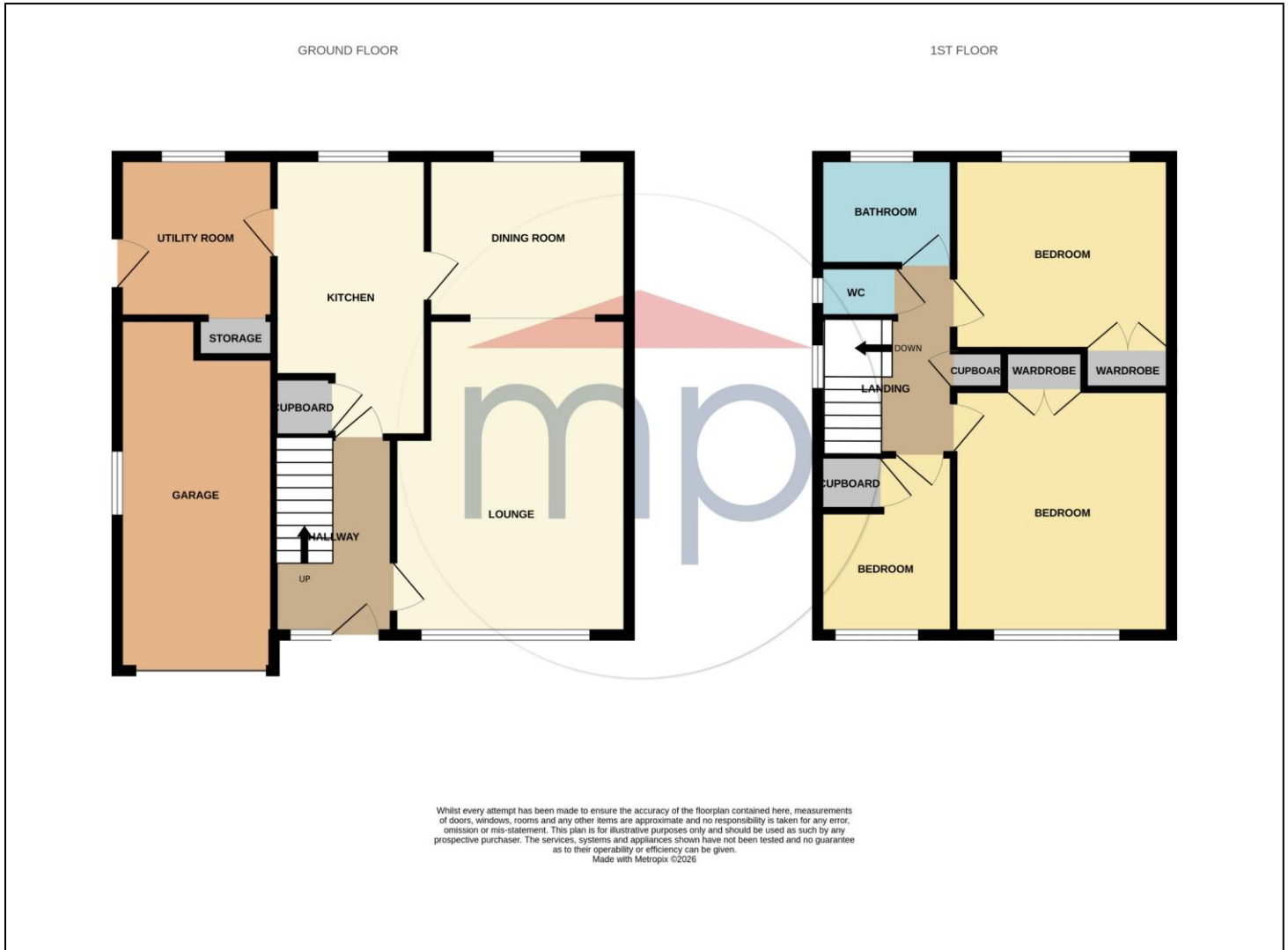
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information,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