

## ROUNDHAY DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 9HW



- ▲ Enjoying a delightful cul-de-sac position within this sought after Eaglescliffe development
- ▲ An impressive, remodelled four bedroom detached family home, offering deceptively spacious and versatile accommodation
- ▲ Well placed for access to highly regarded junior and secondary schooling, shopping facilities and the medical centre
- ▲ Spacious lounge/dining room leading through to the double glazed conservatory with an insulated, lightweight roof
- ▲ Delightful, redesigned kitchen with an excellent range of fitted units and built in double oven and hob
- ▲ Versatile study, useful utility area and ground floor cloakroom/WC
- ▲ Four generous bedrooms with the master having an en-suite shower room and family bathroom with white three piece suite
- ▲ Impressive established gardens, resin off street parking for three to four vehicles and single garage with electric door
- ▲ Gas central heating system via a combination boiler, double glazing, cavity wall insulation, solar roof panels and battery

**£299,950**

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**GROUND FLOOR**

**HALLWAY**

**CLOAKROOM/WC**

**UTILITY**

**STUDY - 2.86m x 2.50m (9'5" x 8'2")**

**INNER HALL**

**LOUNGE/DINING ROOM - 7.05m (23'2") x 4.21m (13'10")  
reducing to 3.10m (10'2")**

**CONSERVATORY - 3.80m x 2.92m (12'6" x 9'7")**

**KITCHEN - 3.22m x 2.95m (10'7" x 9'8")**

**FIRST FLOOR**

**LANDING**

With hatch to boarded loft with access ladder.

**BEDROOM ONE - 4.12m x 2.50m (13'6" x 8'2")**

Built in wardrobe.

**EN-SUITE SHOWER ROOM - 2.45m x 1.57m (8' x 5'2")**

**TO VIEW: Tel: 01642 788878**

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## ROUNDHAY DRIVE, TS16 9HW

**BEDROOM TWO - 4.31m x 2.85m (14'2" x 9'4")**  
Fitted wardrobes.

**BEDROOM THREE - 4.12m x 2.83m (13'6" x 9'3")**

**BEDROOM FOUR - 3.07m x 2.29m (10'1" x 7'6")**

**BATHROOM - 2.76m x 1.75m (9'1" x 5'9")**

### EXTERNALLY

#### **GARDENS, PARKING & GARAGE**

To the front of the house there is a raised shrub bed, together with a resin off street parking area provides generous off street parking. In addition, there is access to a brick built single garage with electric door. To the rear of the house is an enclosed, established garden, being mainly laid to lawn with an abundance of shrubs, an ornamental pond, paved patio area and timber shed. In addition, there is an outside water tap and covered electrical power point.

**AGENTS REF:** - DC/LS/YAR260120/06052026

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

**TO VIEW:** Contact our Yarm office on  
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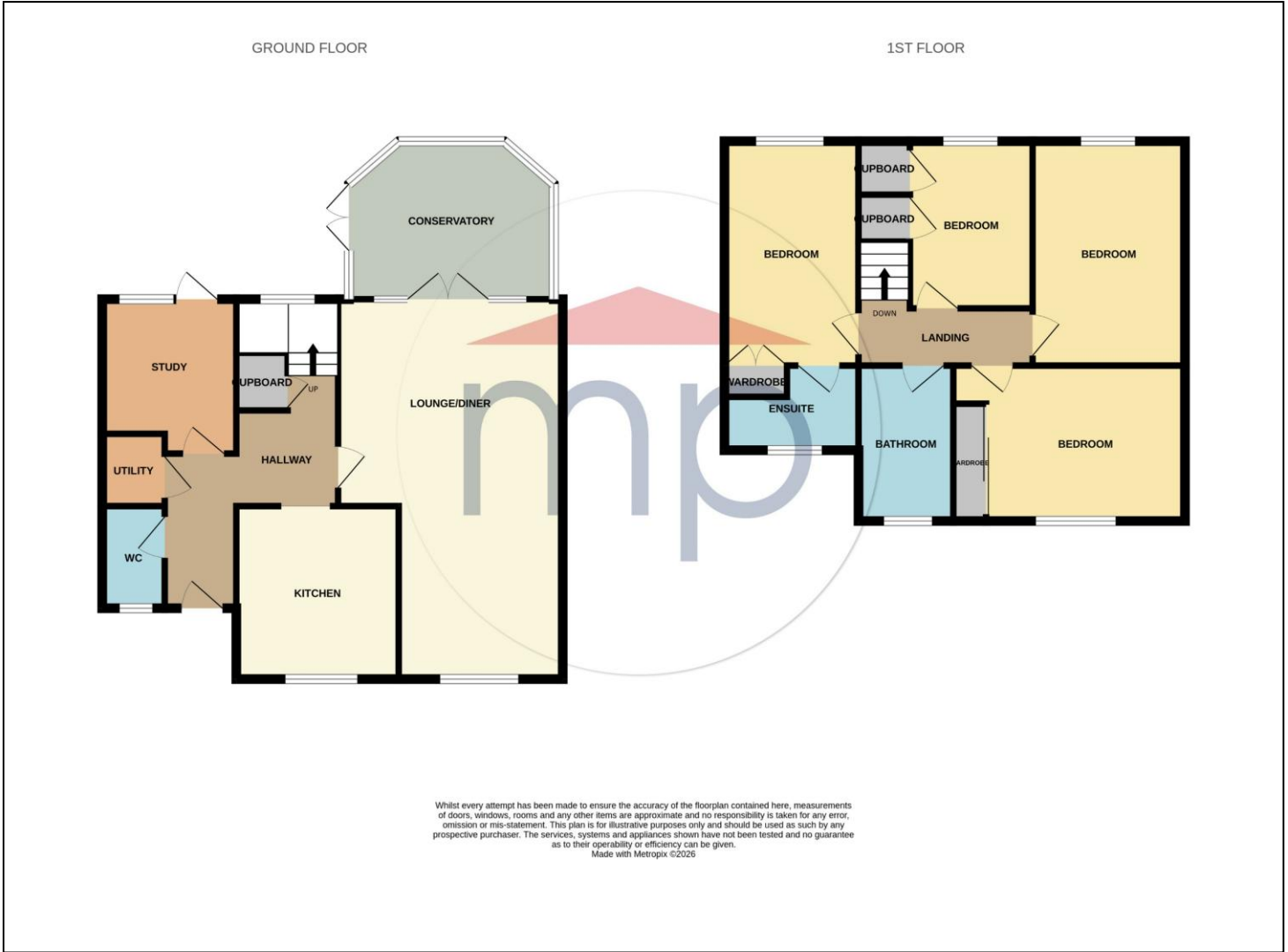


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A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated with blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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