

## PRESTON LANE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS18 3RG



- ▲ Rarely available for sale on this sought after lane which backs directly on to the ever popular Preston Park
- ▲ A significantly extended four bedroom semi-detached family home offering spacious and versatile accommodation
- ▲ Occupying a surprisingly generous plot with established gardens, block paved double width driveway and single garage
- ▲ Extensive lounge with patio doors opening to the double glazed conservatory and separate dining room with front bay window
- ▲ Kitchen with a generous range of fitted units, built in double oven and gas hob and separate breakfast room
- ▲ First floor bathroom with white suite including Aquajet corner bath and separate shower enclosure and ground floor wet room
- ▲ Four bedrooms with the master bedroom incorporating an en-suite bathroom area
- ▲ Gas central heating system and double glazing
- ▲ Excellent location with great access to shops, schools and transport links

**£310,000**

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**GROUND FLOOR**

**ENTRANCE PORCH**

**HALLWAY**

**DINING ROOM - 3.82m (12'6") x 3.72m (12'2") Measured into bay**

**LOUNGE - 6.88m x 3.46m (22'7" x 11'4")**

**CONSERVATORY - 3.17m x 2.63m (10'5" x 8'8")**

**KITCHEN - 6.06m x 2.16m (19'11" x 7'1")**

**BREAKFAST ROOM - 2.92m x 2.78m (9'7" x 9'1")**

**WET ROOM - 2.67m x 1.56m (8'9" x 5'1")**

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM - 5.26m (17'3") x 3.37m (11'1")  
Incorporating an En-Suite Bathroom**

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

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**BEDROOM TWO - 4.23m (13'11") x 3.52m (11'7") Measured into bay**

**BEDROOM THREE - 3.56m x 3.52m (11'8" x 11'7")**

**BEDROOM FOUR - 2.18m x 2.13m (7'2" x 7')**

**BATHROOM - 2.29m x 2.09m (7'6" x 6'10")**

## **EXTERNALLY**

### **GARDENS & GARAGE**

Pleasant low maintenance front garden with gravelled areas and attractive ornamental hedging. A double width block paved driveway leads to the single garage with roller door, plumbing for automatic washing machine, power points and lighting. The generous rear garden backs directly on to Preston Park. Being mainly laid to lawn with a generous decked seating area, a variety of shrubs and a substantial timber shed/workshop.

**AGENTS REF:** - DC/LS/YAR260124/02042026

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

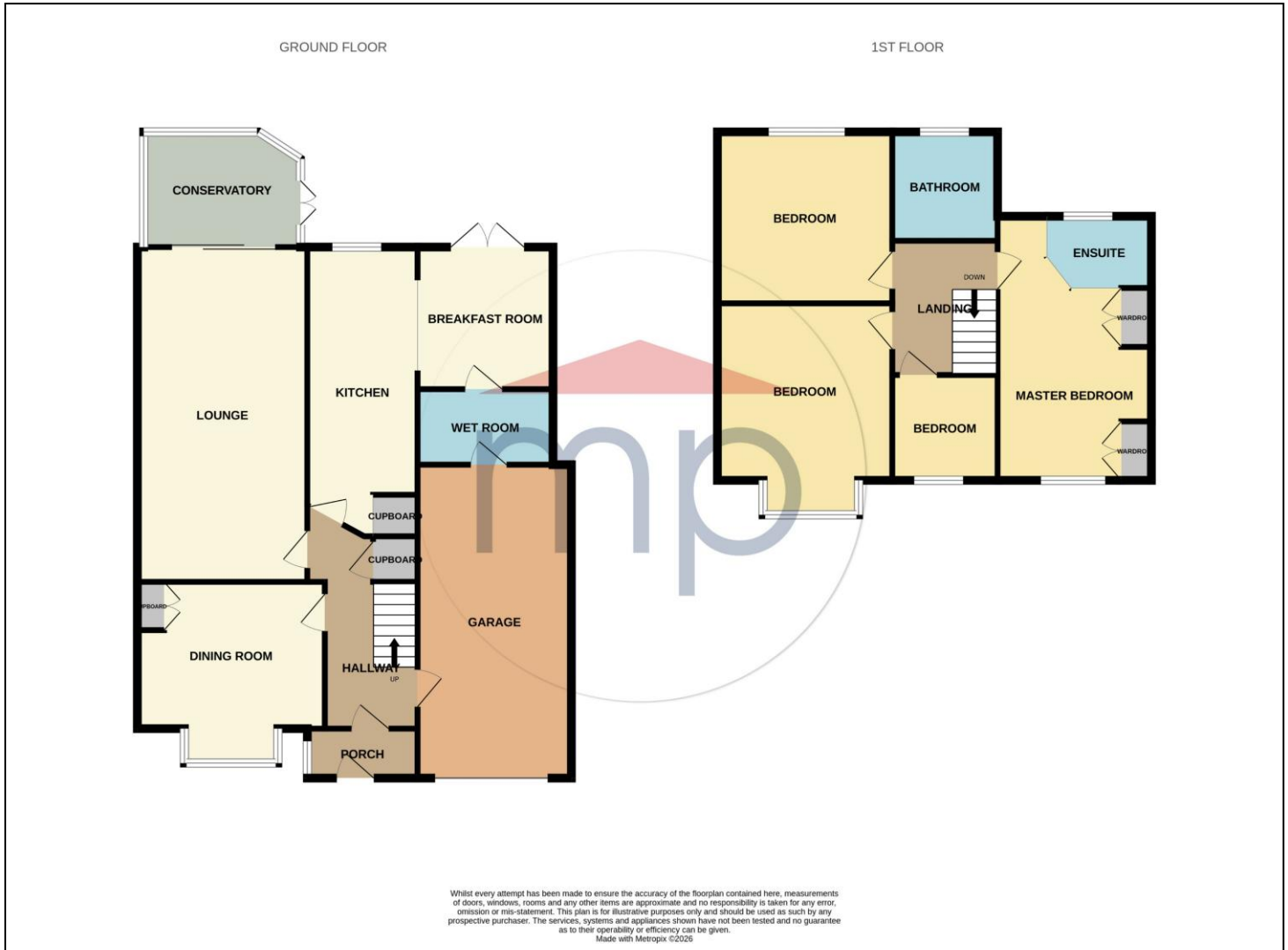
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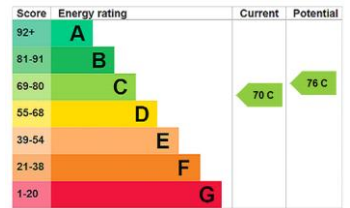


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