

# BROOKWOOD WAY, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 9ET



- ▲ A spacious, extended, three bedroom detached home being offered for sale with NO ONWARD CHAIN
- ▲ Set within this popular Eaglescliffe development, close to highly regarded schooling, shopping facilities and a medical centre
- ▲ Occupying a generous plot with established gardens to front and rear, double width driveway and single garage
- ▲ Extensive lounge with electric fire in feature surround and separate sitting/dining room

- ▲ Kitchen extension with a range of fitted units, built in oven and hob
- ▲ Double glazed conservatory
- ▲ Family bathroom with white suite including Jacuzzi bath, separate shower enclosure together with a ground floor Cloakroom/WC
- ▲ Three bedrooms (originally designed as a four bedroom house) all having fitted wardrobes
- ▲ Gas central heating system and double glazing

**£315,000**

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A spacious, extended, three bedroom detached home being offered for sale with NO ONWARD CHAIN and occupying a generous plot with established gardens to front and rear, double width driveway and single garage.

**CONSERVATORY - 4.73m x 3.45m (15'6" x 11'4")**

**GROUND FLOOR**

**FIRST FLOOR**

**HALLWAY**

**LANDING**

**CLOAKROOM/WC**

**LOUNGE - 6.03m x 3.75m (19'9" x 12'4")**

**SITTING/DINING ROOM - 6.03m (19'9") x 4.28m (14'1")  
reducing to 3.62m (11'11")**

**BEDROOM ONE - 5.42m (17'9") to robes x 3.29m (10'10")  
Fitted wardrobes.**

**BEDROOM TWO - 3.90m x 3.41m (12'10" x 11'2")  
Fitted wardrobes.**

**KITCHEN - 4.59m x 2.56m (15'1" x 8'5")**

**BEDROOM THREE - 2.61m x 2.43m (8'7" x 8')**

**BATHROOM - 2.49m x 2.34m (8'2" x 7'8")**

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

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**EXTERNALLY**

**GARDENS & PARKING**

Lawned garden to the front of the house with a double width driveway leading to the single garage. The pleasant, enclosed rear garden is mainly laid to lawn with shrub borders, paved patio area and timber summerhouse. To the side of the house, there is a generous paved area.

**GARAGE - 5.68m x 2.72m (18'8" x 8'11")**

With up and over door, side door and window, power points and lighting.

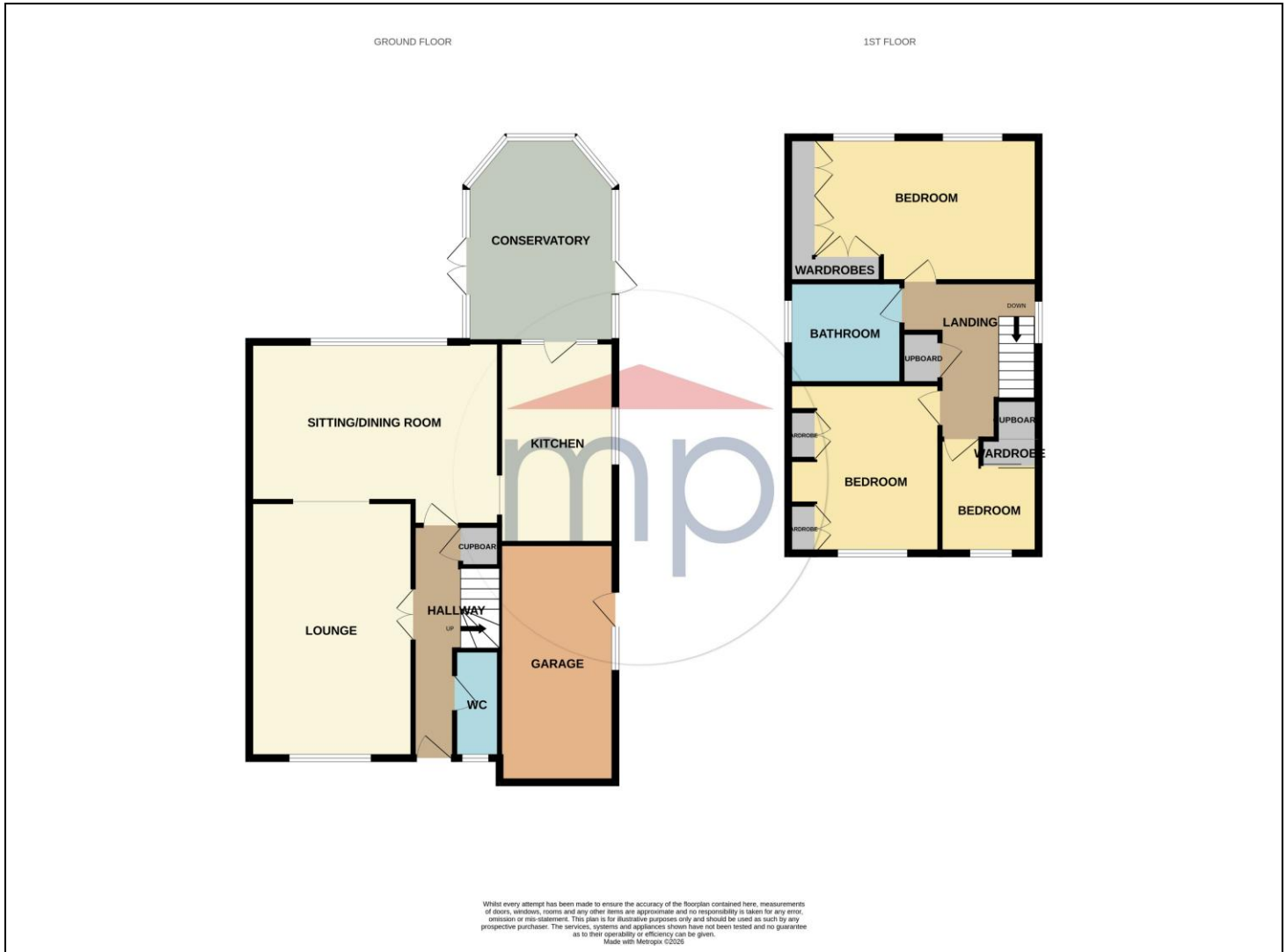
**AGENTS REF:** - DC/LS/YAR260138/27042026

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

**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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