

DINSDALE DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 9HQ



- ▲ Extended Detached House with Four Bedrooms/Two Bathrooms
- ▲ Plots Such as this are Rarely Available
- ▲ Stunning Open Views to the Rear of the Property
- ▲ Popular Sunningdale Estate
- ▲ Lounge/Diner, Sitting Room & Kitchen/Breakfast Room with Modern Range of Units

- ▲ Solar Panels, EV Charging Point, Gas Central Heating with Combi Boiler & UPVC Double Glazing
- ▲ Large Block Paved Driveway for a Number of Cars Leading to a 19ft Detached Garage
- ▲ Beautifully Presented Gardens to the Front & Rear
- ▲ Close to Local Amenities & Teesdale Way

£399,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Location, Location, Location! Set in the popular Sunningdale estate on a prime plot with uninterrupted views to the rear across open farmers' fields and views of the Cleveland hills.

The extended four bedroom detached house offers great family living space with two reception rooms, two bathrooms, 19ft detached garage and plenty of parking space on the driveway.

The stylishly presented home comprises spacious entrance hall, sitting room, 25ft lounge/diner, breakfast kitchen with a range of modern units, lobby and downstairs WC. The first floor has landing, three generous double bedrooms (bedroom two with en-suite), roomy single and bathroom with modern white suite. Outside there is a lawned garden to the front, block paved driveway and access leading to the beautifully presented rear garden with flagstone patio area, lawn, flower borders, vegetable patch and close to Teesdale Way.

Other features include gas central heating with combi boiler, UPVC double glazing, solar panels that are owned and EV charging point.

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM - 5.26m x 2.57m (17'3" x 8'5")

LOUNGE/DINER - 7.7m x 3.6m (max) (25'3" x 11'10" (max))

BREAKFAST KITCHEN - 5.08m x 2.74m (16'8" x 9')

GROUND FLOOR WC

FIRST FLOOR

LANDING

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

www.michaelpoole.co.uk



DINSDALE DRIVE, TS16 9HQ

BEDROOM ONE - 4.11m (13'6") x 3.6m (11'10") into recess into recess

BEDROOM TWO - 3.96m x 2.57m (13' x 8'5")

EN-SUITE

BEDROOM THREE - 3.6m (11'10") into recess x 3.43m (11'3")

BEDROOM FOUR - 3.18m x 2.36m (10'5" x 7'9")

BATHROOM

EXTERNALLY

GARDENS & PARKING

Externally there are gardens to the front and rear and there is a block paved driveway leading to a detached garage.

GARAGE - 6.02m x 2.87m (19'9" x 9'5")

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: - MH/LS/YAR260169/19052026

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



DINSDALE DRIVE, TS16 9HQ



DINSDALE DRIVE, TS16 9HQ

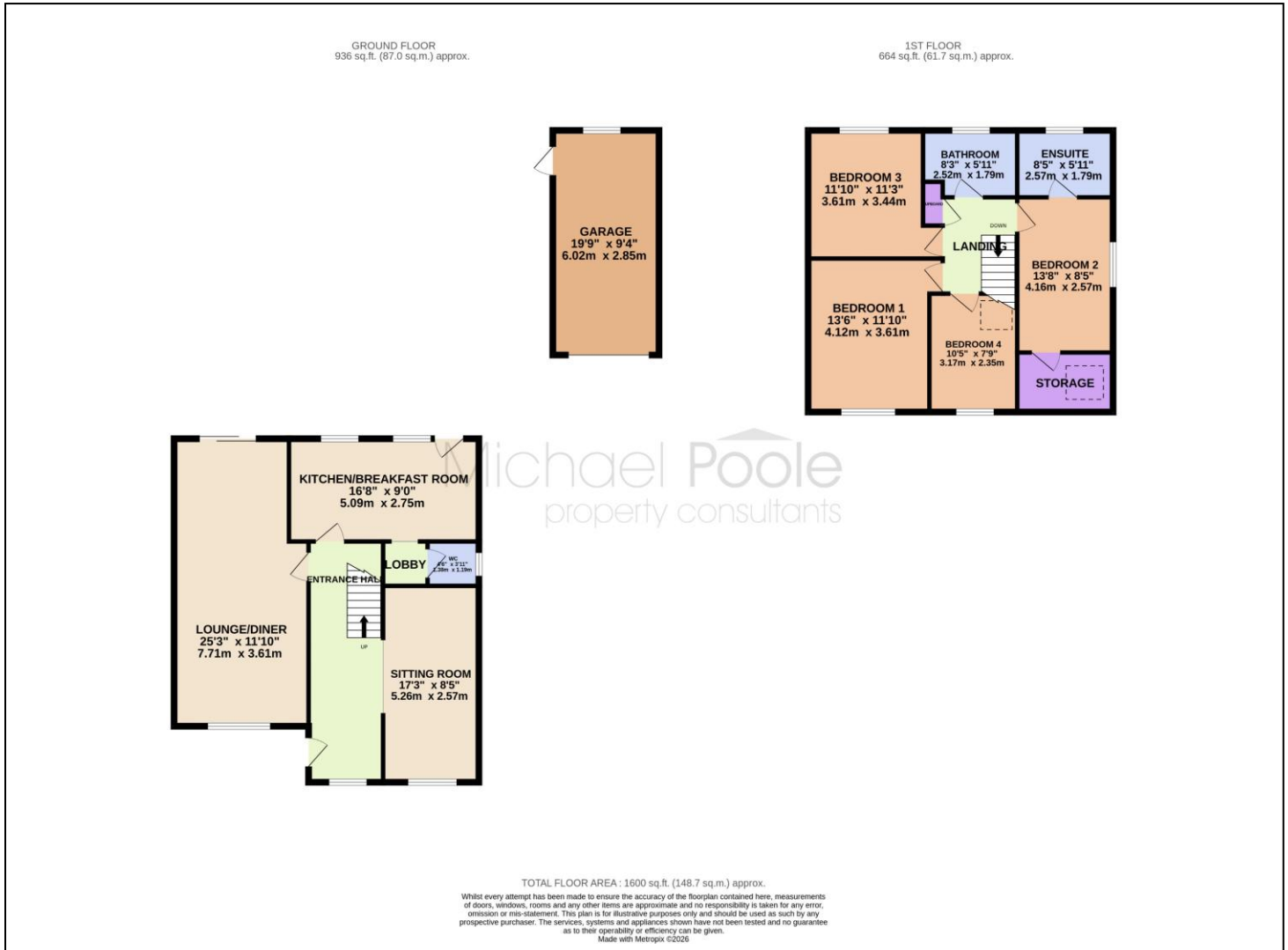


DINSDALE DRIVE, TS16 9HQ



DINSDALE DRIVE, TS16 9HQ





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.



TO VIEW: Contact our Yarm Office on Tel: **01642 788878**
59 High Street, Yarm, TS15 9BH