

# PINEWOOD ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0AH



- ▲ A stylish, extended and remodelled three bedroom semi-detached home offered for sale with NO ONWARD CHAIN
- ▲ Enjoying this prime Eaglescliffe setting, close to the ever popular Preston Park, highly regarded schools and transport links
- ▲ Bright and airy lounge with an open fire set in a feature surround and enjoying a bay window to the front
- ▲ Spacious dining room with attractive solid wood flooring and patio doors to the rear
- ▲ Stunning breakfast kitchen/family area a redesigned kitchen with attractive fitted units and a range of integrated appliances
- ▲ Utility room with further fitted units and ground floor shower room
- ▲ Three delightful bedrooms on the first floor together with family bathroom
- ▲ Very pleasant gardens, with the rear being a wonderful space for outdoor entertaining and a double garage can be accessed from the rear
- ▲ Gas central heating system, double glazing, beautiful decor and high quality fittings throughout

**£299,950**

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A stylish, extended and remodelled three bedroom semi-detached home offered for sale with NO ONWARD CHAIN, enjoying this prime Eaglescliffe setting, close to the ever popular Preston Park, highly regarded schools and transport links with very pleasant gardens, with the rear being a wonderful space for outdoor entertaining and a double garage can be accessed from the rear.

**BREAKFAST KITCHEN/FAMILY AREA - 4.93m x 4.00m (16'2" x 13'1")**

**UTILITY ROOM - 2.38m x 1.74m (7'10" x 5'9")**

**SHOWER ROOM - 2.36m x 1.62m (7'9" x 5'4")**

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE - 4.54m (14'11") x 4.09m (13'5") Measured into bay**

**DINING ROOM - 4.61m (15'1") reducing to 3.95m (13') x 4.28m (14'1")**

**INNER HALL**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 5.49m x 3.68m (18' x 12'1")**

**BEDROOM TWO - 3.97m x 3.51m (13' x 11'6")**

**TO VIEW: Tel: 01642 788878**

59 High Street, Yarm, TS15 9BH

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**BEDROOM THREE - 2.57m x 2.48m (8'5" x 8'2")**

**BATHROOM - 3.51m (11'6") x 1.81m (5'11") reducing to 1.52m (5')**

## EXTERNALLY

### **GARDENS & PARKING**

Low maintenance gravelled forecourt garden with shrubs to the front. To the rear there is an enclosed garden which is mainly laid to lawn with a paved patio area and a variety of shrubs. This is an ideal private space for outdoor entertaining. There is also rear access to the double garage.

**DOUBLE GARAGE - 5.20m x 4.69m (17'1" x 15'5")**

With double up and over door, rear courtesy door, power points and lighting.

**AGENTS REF:** - DC/LS/YAR260206/27052026

**Council Tax Band:** D      **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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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