

ASPEN ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0LN



- ▲ A wonderful three bedroom semi-detached bungalow offered for sale with NO ONWARD CHAIN
- ▲ This well presented property offers generous accommodation enhanced by tasteful decor and high quality fittings
- ▲ Occupying a delightful plot, with a Southerly rear aspect, beautifully laid out gardens, long driveway and single garage
- ▲ Spacious lounge with an electric fire set in a feature surround

- ▲ Redesigned kitchen with built in double oven, microwave, integrated fridge/freezer, dishwasher and washing machine
- ▲ The main two bedrooms have fitted wardrobes, and the third bedroom/dining area leads to the double glazed conservatory
- ▲ Impressive, refitted shower room with double shower enclosure and attractive tiling together with a useful cloakroom/WC
- ▲ Gas central heating system and double glazing
- ▲ Sought after Eaglescliffe cul-de-sac, well placed for access to local amenities and shopping facilities

£250,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A wonderful three bedroom semi-detached bungalow offered for sale with NO ONWARD CHAIN and occupying a delightful plot, with a Southerly rear aspect, beautifully laid out gardens, long driveway and single garage.

GROUND FLOOR

ENTRANCE LOBBY

CLOAKROOM/WC

LOUNGE - 5.94m x 4.20m (19'6" x 13'9")

KITCHEN - 3.31m x 3.11m (10'10" x 10'2")

INNER HALL

BEDROOM ONE - 4.53m x 2.84m (14'10" x 9'4")
Fitted wardrobes.

BEDROOM TWO - 4.03m x 2.95m (13'3" x 9'8")
Fitted wardrobes.

SHOWER ROOM - 3.08m x 1.68m (10'1" x 5'6")

BEDROOM THREE/DINING AREA - 3.60m x 2.08m (11'10" x 6'10")
Patio doors to ...

CONSERVATORY - 4.60m x 2.74m (15'1" x 9')

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

www.michaelpoole.co.uk



ASPEN ROAD, TS16 0LN

EXTERNALLY

GARDENS & PARKING

Lawned front garden with established shrub borders. A long paved driveway provides generous off street parking and leads on to the single garage. The delightful rear garden has a shaped lawn, an abundance of shrubs, paved patio areas, garden shed and greenhouse.

GARAGE - 5.12m x 2.55m (16'10" x 8'4")

With electric roller door, power points and lighting.

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: - DC/LS/YAR260207/29052026

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



ASPEN ROAD, TS16 0LN



GROUND FLOOR



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.
Made with Metropix ©2020

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