

WARWICK CLOSE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0LW



- ▲ Viewing is essential to fully appreciate this wonderful three bedroom detached family home
- ▲ Benefitting from a very substantial two storey rear extension which transforms the delightful internal accommodation
- ▲ Superbly presented throughout with stylish décor enhanced by high quality fittings
- ▲ Sumptuous lounge with living flame effect gas fire and bi-folding doors opening to the landscaped rear garden
- ▲ Spacious separate formal dining room with useful under stairs storage
- ▲ Redesigned kitchen with built in double oven, ceramic hob, two integrated fridge/freezers, integrated dishwasher and washing machine
- ▲ Extensive master bedroom suite with an en-suite shower room and family bathroom with white three piece suite and wall tiling
- ▲ Landscaped gardens, block paved driveway and single garage, gas central heating system and double glazing
- ▲ Pleasant cul-de-sac setting close to highly regarded junior and secondary schooling and shopping facilities

£265,000

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GROUND FLOOR

ENTRANCE PORCH

LOUNGE - 5.22m x 4.53m (17'2" x 14'10")

DINING ROOM - 4.88m x 3.97m (16' x 13')

KITCHEN - 4.83m x 2.55m (15'10" x 8'4")

FIRST FLOOR

LANDING

MASTER BEDROOM - 5.24m (17'2") reducing to 3.82m (12'6") x 3.91m (12'10") to robes

Fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.31m x 1.48m (7'7" x 4'10")

BEDROOM TWO - 3.35m x 3.08m (11' x 10'1")

Fitted wardrobes.

BEDROOM THREE - 3.08m (10'1") reducing to 2.59m (8'6") x 2.80m (9'2")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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BATHROOM - 1.92m x 1.67m (6'4" x 5'6")

EXTERNALLY

GARDENS, PARKING & GARAGE

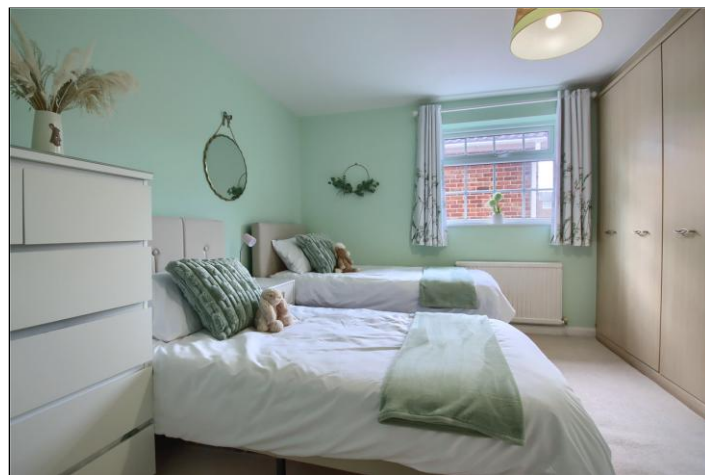
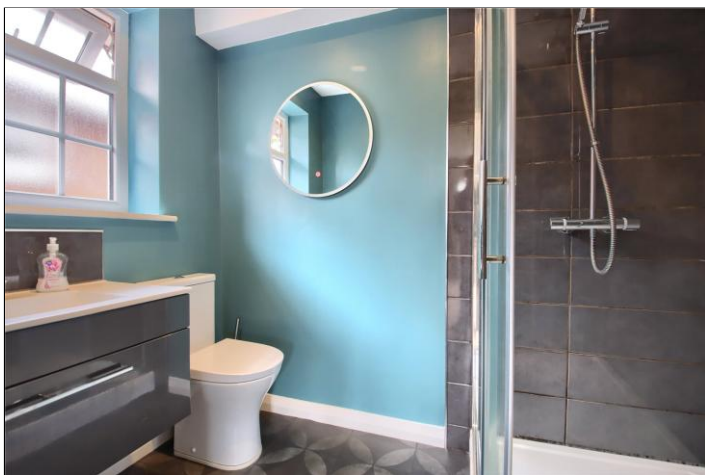
Lawned section to the front with a block paved driveway providing off street parking and leading on to the single garage with up and over door, rear courtesy door, power points and lighting. To the rear there is a surprisingly generous garden mainly laid to lawn with established shrubs and trees. In addition, there is an elevated paved patio area with shrub beds and lighting, providing an ideal space for outdoor entertaining.

AGENTS REF: - DC/LS/YAR260208/18052026

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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