

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



- ▲ An impressive, mature, three bedroom semi-detached home with versatile loft room
- ▲ Prime Eaglescliffe setting, close to the ever popular Preston Park, highly regarded schools and excellent transport links
- ▲ Occupying a generous plot with beautifully presented, established gardens to front and rear
- ▲ Rear block paved off street parking area and single garage

- ▲ Lounge with front bay window and dining room with double doors opening to the rear garden
- ▲ Kitchen with an excellent range of fitted units and built in oven and hob
- ▲ Three first floor bedrooms and staircase leading to the generous loft room
- ▲ Extensive bathroom with free standing bath and separate shower enclosure
- ▲ Gas central heating system via a Baxi combination boiler and double glazing

£270,000

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GROUND FLOOR

ENTRANCE LOBBY

ENTRANCE HALLWAY

LOUNGE - 5.10m (16'9") x 3.65m (12') Measured into bay

DINING ROOM - 4.89m x 3.36m (16'1" x 11')

KITCHEN - 4.83m x 2.27m (15'10" x 7'5")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.26m x 3.64m (14' x 11'11")

BEDROOM TWO - 3.36m x 3.26m (11' x 10'8")

BEDROOM THREE - 2.65m x 1.97m (8'8" x 6'6")

BATHROOM - 4.27m x 2.29m (14' x 7'6")

SECOND FLOOR

LOFT ROOM - 4.27m (14') x 3.67m (12') reducing to 2.81m (9'3")

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

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EXTERNALLY

GARDENS, PARKING & GARAGE

Lawned area to the front of the property with a boundary wall with decorative wrought iron rail and hedging. A side access path leads to the beautifully presented rear garden which is mainly laid to lawn with an abundance of shrubs, paved patio areas with pergolas and a timber shed. Rear double gates open to a block paved parking area and there is a sectional garage with up and over door, side access door and electricity connected.

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/YAR260213/11052026

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

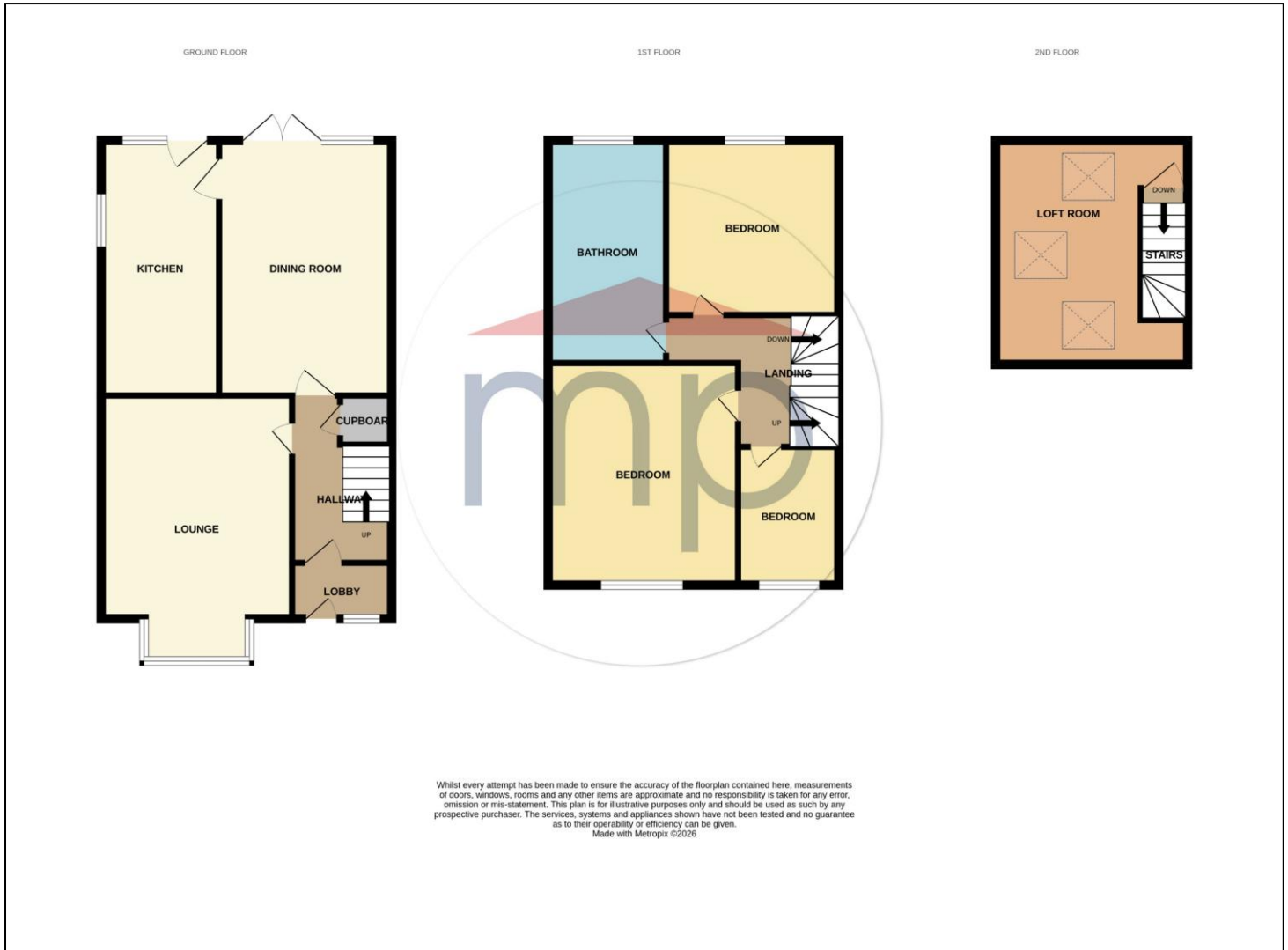
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