

HAZEL SLADE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 9HS



- ▲ A tastefully presented three bedroom semi-detached home which must be viewed to be fully appreciated
- ▲ Offering stylish accommodation enhanced by attractive decor and good quality fittings
- ▲ Nicely positioned within this popular Eaglescliffe development close to highly regarded schooling and shopping facilities
- ▲ Spacious lounge/dining room with an electric fire set in a feature surround and having patio doors to the rear garden

- ▲ Impressive kitchen with an excellent range of fitted units and built in oven and gas hob
- ▲ Three bedrooms and bathroom with a modern white three piece suite
- ▲ Low maintenance gardens to front and rear, impressed concrete driveway and single garage
- ▲ Gas central heating system and double glazing
- ▲ Early internal viewing comes highly recommended

£200,000

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GROUND FLOOR

ENTRANCE PORCH

HALLWAY

**LOUNGE/DINING ROOM - 7.53m (24'8") x 4.62m (15'2")
reducing to 2.78m (9'1")**

KITCHEN - 3.93m x 2.75m (12'11" x 9')

FIRST FLOOR

LANDING

BEDROOM ONE - 3.45m x 3.25m (11'4" x 10'8")

BEDROOM TWO - 3.76m x 3.16m (12'4" x 10'4")

BEDROOM THREE - 2.31m x 2.16m (7'7" x 7'1")

BATHROOM - 2.41m x 1.72m (7'11" x 5'8")

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

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EXTERNALLY

GARDENS, PARKING & GARAGE

Astro turf lawn to the front with a gravelled shrub section. An impressed concrete driveway provides off street parking and leads to the single garage with up and over door. The rear garden has been adapted for low maintenance, again having an astro turf lawn and there is an impressed concrete patio area.

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/YAR260215/26052026

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

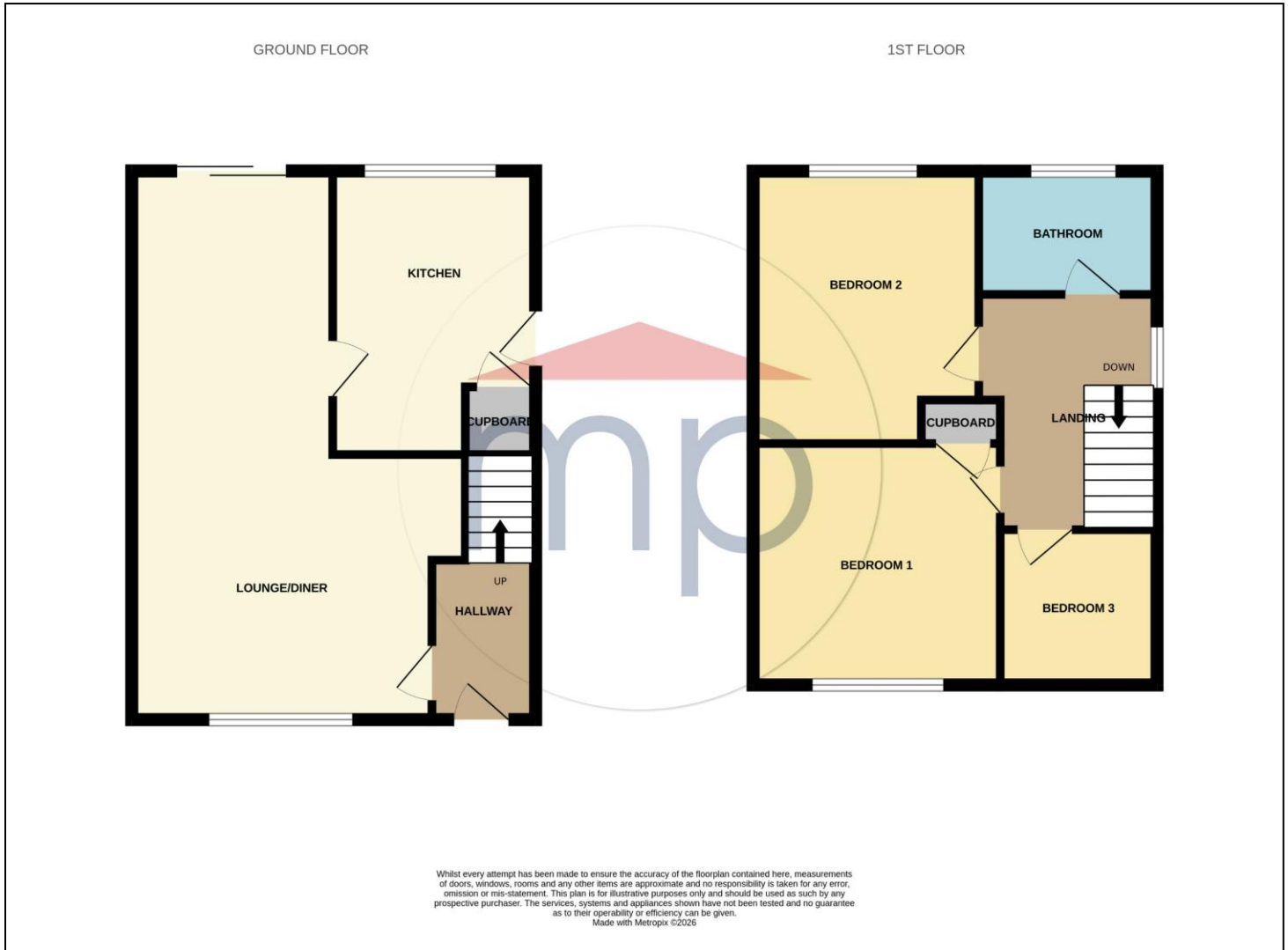
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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