

LEICESTER WAY, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0LP



- ▲ An impressive three bedroom detached home enjoying a pleasant cul-de-sac setting within this popular Eaglescliffe development
- ▲ Well placed for access to highly regarded junior and secondary schooling and shopping facilities
- ▲ Spacious tastefully decorated lounge/dining room
- ▲ Extensive double glazed conservatory with tiled floor and double glazed French doors to the rear garden
- ▲ Breakfast kitchen with a generous range of fitted units and built in range oven
- ▲ Three bedrooms with two having fitted wardrobes
- ▲ Shower room with modern fittings
- ▲ Gas central heating system and double glazing
- ▲ Pleasant lawned gardens to front and rear, block paved driveway and single garage

£225,000

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GROUND FLOOR

BREAKFAST KITCHEN - 4.84m x 2.58m (15'11" x 8'6")

LOUNGE/DINING ROOM - 4.84m x 4.02m (15'11" x 13'2")

CONSERVATORY - 4.68m x 3.38m (15'4" x 11'1")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.13m x 2.76m (10'3" x 9'1")
Fitted wardrobes.

BEDROOM TWO - 2.95m x 2.53m (9'8" x 8'4")
Fitted wardrobes.

BEDROOM THREE - 2.22m x 2.00m (7'3" x 6'7")

SHOWER ROOM - 1.76m x 1.65m (5'9" x 5'5")

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

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EXTERNALLY

GARDENS, PARKING & GARAGE

Lawned front garden with a block paved driveway providing off street parking and leading on to the single garage with up and over door. A side block paved path with gate leads to the pleasant, enclosed rear garden which is mainly laid to lawn with a paved patio and block paved area.

AGENTS REF: - DC/LS/YAR260216/21052026

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**





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