

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

£215,000

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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 with pleasant lawned gardens to front and rear, block paved driveway and single garage.

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")

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

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.

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

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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/YAR260216/21052026

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

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