

# TIMOTHY HACKWORTH COURT, THE AVENUE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 9AD



- ▲ An impressive one bedroom first floor apartment for purchasers over 60 years old, set within this prestigious retirement development
- ▲ Occupying a prime setting at the junction of The Avenue and Yarm Road in Eaglescliffe
- ▲ Delightful established communal grounds with attractive gardens and parking area
- ▲ Secure entrance, communal lounge and kitchen facilities for social events
- ▲ Well equipped ground floor laundry room
- ▲ Lift to upper floors and emergency call service
- ▲ Electric heating and double glazing
- ▲ Spacious lounge with electric fire in feature surround, double glazed French doors and Juliet balcony
- ▲ Kitchen with built-in oven, hob and integrated fridge and freezer
- ▲ Double bedroom with fitted wardrobes and shower room with double shower cubicle

**£89,750**

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Set within this prestigious retirement development constructed by McCarthy & Stone and occupying a prime setting at the junction of The Avenue and Yarm Road in Eaglescliffe, an impressive one bedroom first floor apartment enjoying delightful established grounds with attractive gardens and parking area.

Comprises spacious lounge with electric fire in feature surround, double glazed French doors and Juliet balcony, kitchen with built-in oven, hob and integrated fridge and freezer, double bedroom with fitted wardrobes and shower room with double shower cubicle. Secure entrance, communal lounge and kitchen facilities for social events. Lift to upper floors, emergency call service, electric heating and double glazing.

**ACCOMMODATION**

**ENTRANCE**

Secure communal ground floor entrances with staircase and lift leading to the upper floors.

**HALLWAY**

With coving and built-in cupboard.

**LOUNGE - 4.88m x 3.18m (16' x 10'5")**

Electric fire set in a feature surround. Wall mounted electric heater, coving and double glazed French doors with Juliet balcony.

**KITCHEN - 2.26m x 1.96m (7'5" x 6'5")**

Fitted wall and base units with a stainless steel sink unit. Built-in oven and ceramic hob. Integrated fridge and freezer. Coving and double glazed window.

**BEDROOM - 4.11m (13'6") to robes x 2.74m (9')**

Fitted wardrobes, wall mounted electric heater, double glazed window and coving.

**SHOWER ROOM - 2.1m x 1.73m (6'11" x 5'8")**

Double shower cubicle, wash hand basin in vanity unit and comfort level/raised level WC. Wall mounted electric heater, tiled walls and floor.

**TO VIEW:** Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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**EXTERNALLY**

**GARDENS & PARKING**

Delightful established communal grounds with attractive gardens and parking area.

**AGENTS NOTE:**

Ground Rent: £425 PA

Service/Maintenance Charge: £3,683 PA

**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.

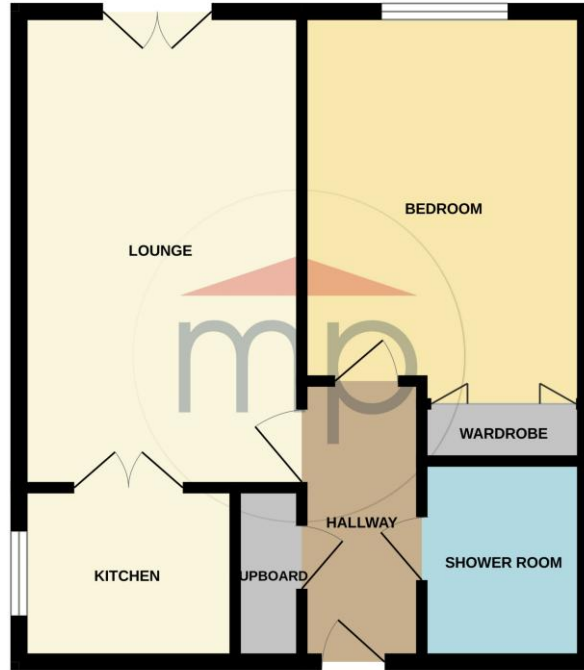
**AGENTS REF:** - DC/LS/YAR260224/20052026

**Council Tax Band:** C      **Tenure:** Leasehold

**TO VIEW:** Contact our Yarm office on

Tel: **01642 788878**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix CCSD.

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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