

MERRYGILL DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0FR



- ▲ An impressive detached property with three spacious bedrooms and a Study creating versatile living space.
- ▲ Constructed in 2025 by Taylor Wimpey to the 'Amersham' design and situated on the Coatham Gardens development in Eaglescliffe
- ▲ Lawned gardens to front and rear, driveway and single garage.
- ▲ Open plan Lounge with staircase to the first floor.

- ▲ Kitchen/Diner with built in oven and hob, integrated fridge/freezer, dishwasher and washing machine.
- ▲ En-suite Shower Room to the Master Bedroom.
- ▲ Family Bathroom with white three piece suite and ground floor Cloakroom/WC.
- ▲ Gas central heating system and double glazing.
- ▲ Popular location close to highly regarded Junior and Secondary schooling, shopping facilities and transport links.

£250,000

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GROUND FLOOR

ENTRANCE LOBBY

LOUNGE - 4.39m x 3.96m (14'5" x 13')

INNER LOBBY

CLOAKROOM/WC - 1.84m x 1.04m (6' x 3'5")

KITCHEN/DINER - 4.37m x 2.88m (14'4" x 9'5")

FIRST FLOOR

LANDING

MASTER BEDROOM - 4.22m x 3.21m (13'10" x 10'6")

EN-SUITE - 2.35m x 1.69m (7'9" x 5'7")

BEDROOM TWO - 3.77m (12'4") to robes x 3.03m (9'11")
Fitted wardrobes.

BEDROOM THREE - 2.90m (9'6") x 2.90m (9'6") reducing to 2.29m (7'6")

STUDY - 2.24m x 1.70m (7'4" x 5'7")

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BATHROOM - 2.33m x 2.06m (7'8" x 6'9")

EXTERNALLY

Lawned gardens to the front with a driveway Leading to the single garage with up and over door, power points and lighting. The generous rear garden is also mainly laid to lawn with a fenced boundary.

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Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 Hectag 12/2020

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