

**WITHAM LODGE, WITHAM AVENUE, EAGLESCLIFFE,
STOCKTON-ON-TEES, TS16 0FD**



- ▲ An impressive, significantly improved two bedroom first floor apartment
- ▲ Set within this popular modern development close to Preston Park in Eaglescliffe
- ▲ Communal gardens with allocated car parking space and visitor spaces
- ▲ Lounge/diner with tasteful décor, double glazed French doors and Juliet balcony
- ▲ Kitchen with a good range of fitted units, built-in oven and hob and integrated fridge freezer

- ▲ Master bedroom with double glazed French doors and Juliet style balcony together with an en-suite shower room
- ▲ Spacious second bedroom with fitted wardrobes.
- ▲ Bathroom/WC with white three-piece suite
- ▲ Gas central heating system and double glazing
- ▲ Deceptively spacious apartment with incredible storage. Must be viewed Internally to be fully appreciated

£175,000

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GROUND FLOOR

COMMUNAL ENTRANCE HALL

With staircase to the upper floors.

FIRST FLOOR

HALLWAY

With radiator, built-in double storage cupboard, single storage cupboard and additional cupboard housing the wall mounted Ideal boiler.

LOUNGE - 5.16m (16'11") into recess x 3.58m (11'9")

With two radiators and double glazed French doors with Juliet style balcony.

KITCHEN/DINER - 3.10m x 3.05m (10'2" x 10')

Fitted wall and floor units with complementary worktops incorporating a one and a half bowl stainless steel sink unit. Built-in oven with gas hob and extractor fan. Integrated fridge freezer, plumbing for automatic washing machine and double glazed window.

BEDROOM ONE - 3.91m (12'10") into recess x 3.70m (12'2")

Recess with double glazed French doors and Juliet style balcony. Fitted wardrobes and two radiators.

EN-SUITE SHOWER ROOM

Shower enclosure, pedestal wash hand basin and low level WC. Chrome effect heated towel rail.

BEDROOM TWO - 3.70m (12'2") reducing to 2.66m (8'9") x 2.41m (7'11")

Fitted wardrobes, radiator and double glazed window with shutters.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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BATHROOM/WC

White suite comprising panelled bath with shower taps, wash hand basin and low level WC. Part tiled walls, chrome effect heated towel rail and ceiling spotlights.

EXTERNALLY

Communal gardens and allocated car parking space with additional visitors' spaces.

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AGENTS NOTE:

Service/Maintenance Charge: £2,316.75 PA

Ground Rent: £75 PA

AGENTS REF: - DC/LS/YAR260298/17072026

Council Tax Band: D **Tenure:** Leasehold

TO VIEW: Contact our Yarm office on

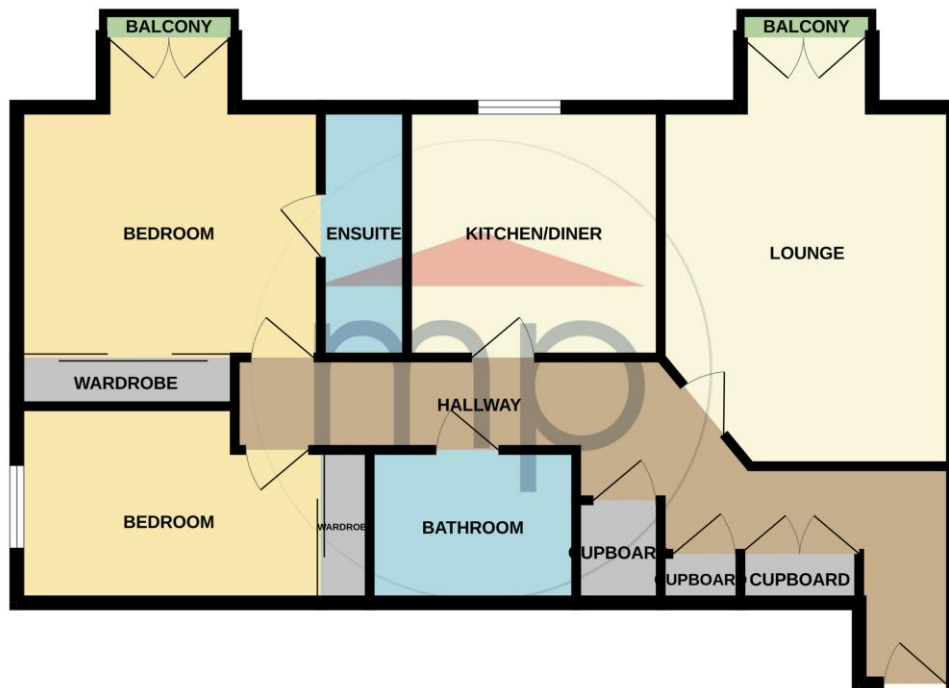
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GROUND FLOOR



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.
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