



## Croft Road, Eaglescliffe, Stockton-On-Tees, TS16 0DX

This immaculately presented two bedroom semi-detached property is conveniently located within easy reach of Yarm High Street, with its excellent range of shops, cafés and restaurants.

The accommodation briefly comprises an entrance hallway leading to a spacious lounge featuring a stained glass bay window and open fire. To the rear, the dining room benefits from French doors opening onto the garden. The modern kitchen is fitted with a range of high gloss units and integrated appliances, including a dishwasher, washing machine, fridge freezer, Neff oven and induction hob.

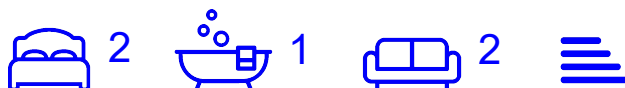
To the first floor are two bedrooms, with the main bedroom benefiting from fitted wardrobes and the second bedroom offering a useful storage cupboard. The contemporary shower room features a large walk-in shower. The loft is accessed via a pull down ladder and benefits from electric lighting and socket and a Velux window.

The property is gas centrally heated, with a recently installed boiler that remains under warranty (as advised by the vendor), and is mostly double glazed.

Externally, the front offers a block paved driveway and low maintenance gravelled garden. To the rear, the south-west facing garden includes a patio area, lawn, timber shed and summer house.

The property is also well positioned for Orchard Shops, Tesco Supermarket and local bus routes. Allens West railway station and the A66 are close by, providing excellent transport links across the North East.

£230,000



**HALL**

**LOUNGE**

14'11" x 14'6" (4.55m x 4.42m)

**DINING ROOM**

11'0" x 14'11" (3.35m x 4.55m)

**KITCHEN**

11'11" x 6'10" (3.63m x 2.08m)

**LANDING**

**BEDROOM ONE**

14'11" x 11'5" (4.55m x 3.48m)

**BEDROOM TWO**

8'4" x 13'7" (2.54m x 4.14m)

**SHOWER ROOM**

6'1" x 7'5" (1.85m x 2.26m)

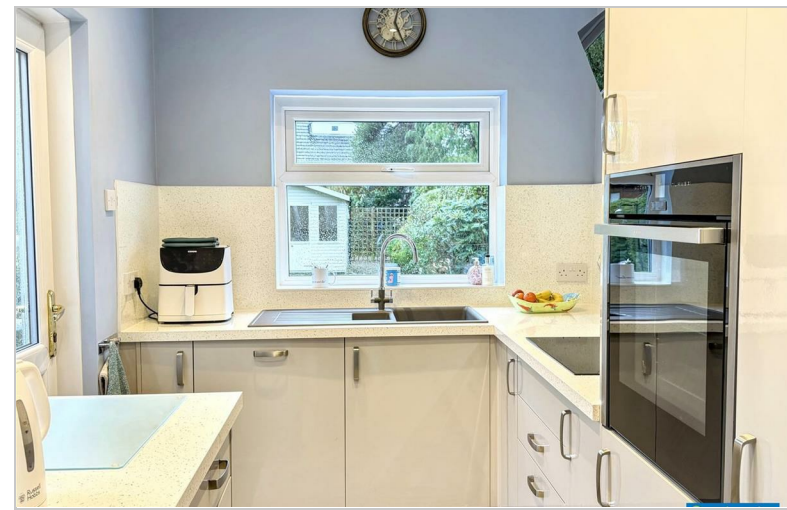
**LOFT ROOM**

6'11" x 12'3" (2.11m x 3.73m)

**AML PROCEDURE**

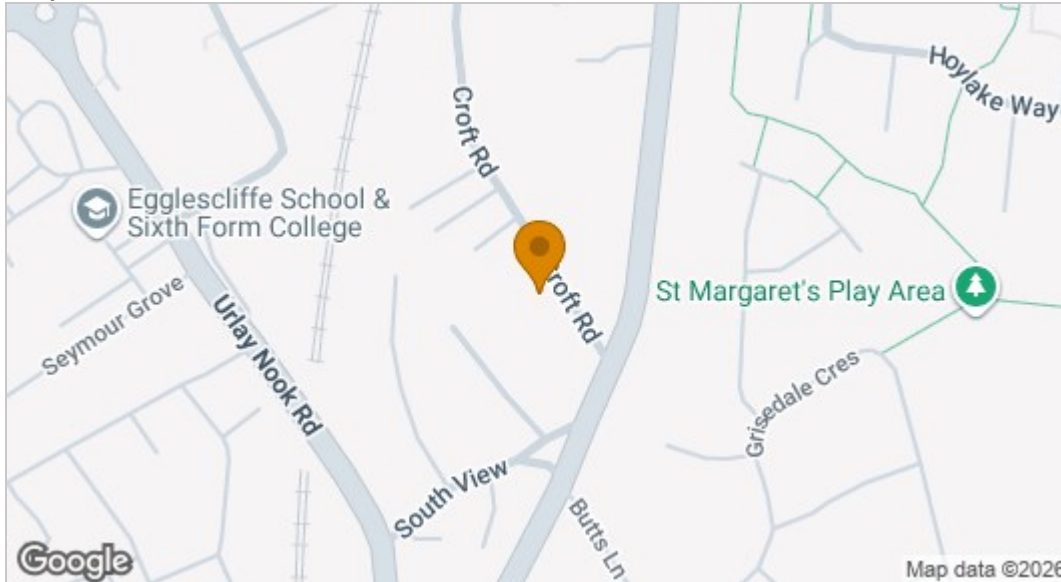
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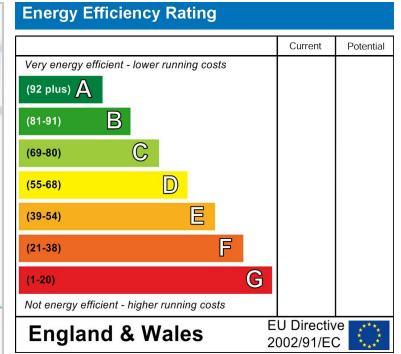




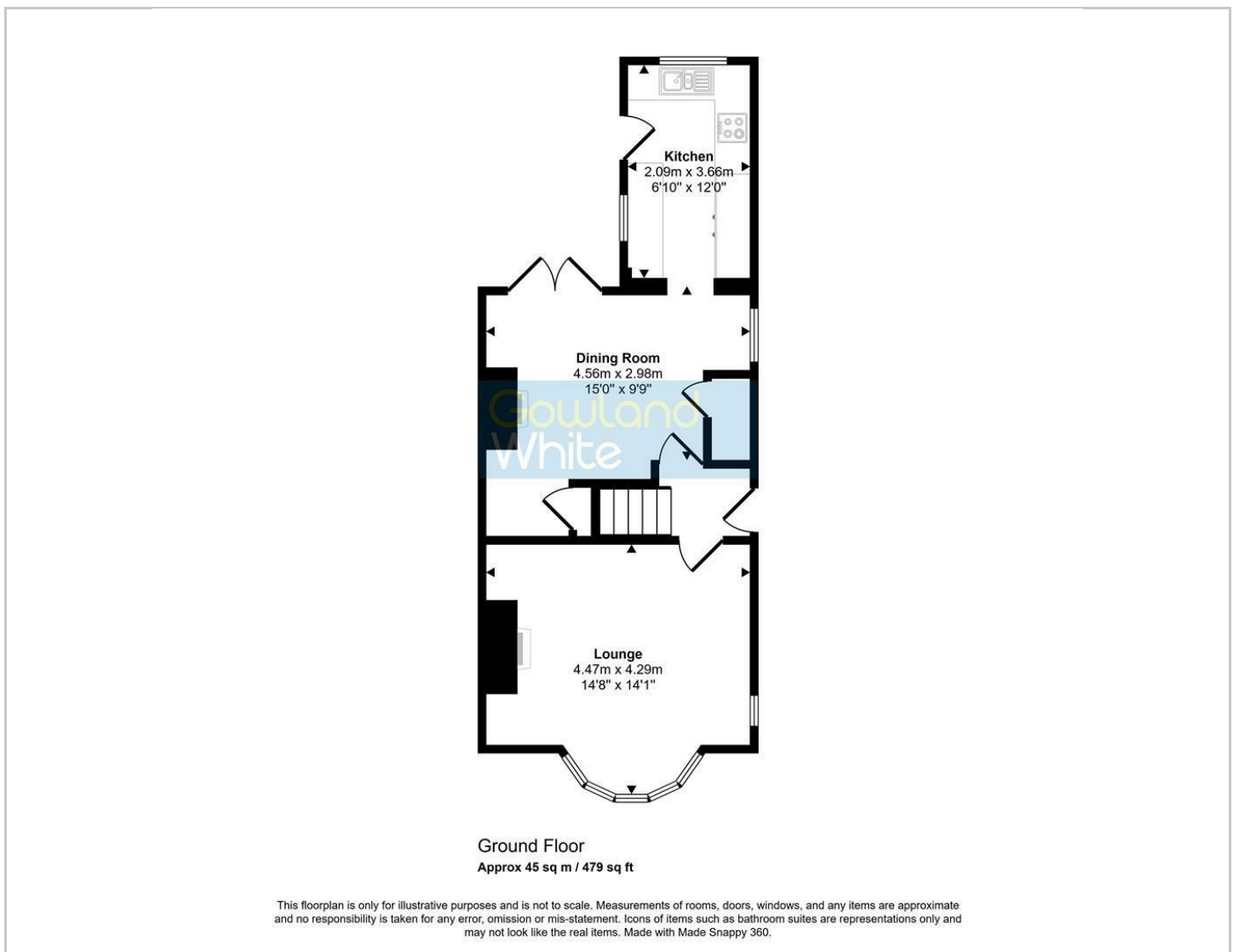
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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