



Seymour Avenue
Eaglescliffe, Stockton-On-Tees

£165,000
ENERGY RATING: TBC

Offered with No Onward Chain! Well presented detached house in a sought after location close to Egglecliffe School & Sixth Form College and a 15 minute walk from Yarm High Street. There are low maintenance gardens to the front and a South West facing rear with a driveway leading to a detached garage which provides parking for 2 cars. The property benefits from Gas central heating and UPVC double glazing throughout and the living accommodation briefly comprises; Entrance porch, cloakroom WC, lounge, kitchen/ breakfast room to the ground floor with three bedrooms and shower room/WC to the first floor. Energy rating: C-72. Council Tax Band: C (£2093pa.)



- Three Bed Detached House • Modern Shower Room • South West Facing Rear Garden • Long Driveway & Garage

ENTRANCE PORCH

Side aspect solid UPVC door, front aspect UPVC double glazed window, tiled flooring and UPVC patio doors to hallway.

HALLWAY

Tiled floor leading door leading to kitchen and cloakroom.

CLOAKROOM/WC

Side aspect UPVC double glazed window, low level WC, wall mounted wash basin and tiled floor.

LOUNGE

4.84 x 4.01 (15'10" x 13'1")

Front aspect UPVC double glazed window and rear aspect UPVC double glazed patio doors. Feature stone fireplace with electric fire. Staircase to first floor and a radiator.

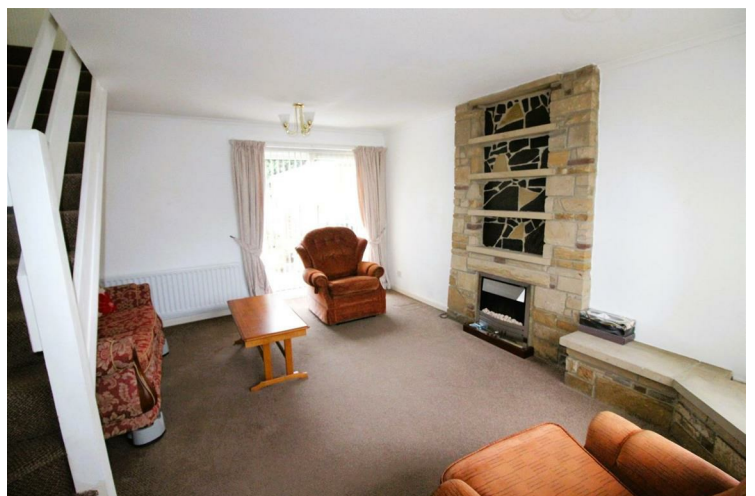
KITCHEN

3.71 x 2.51 (12'2" x 8'2")

Side aspect part glazed UPVC door and rear aspect UPVC double glazed window. A range of base and wall units with rolled work surfaces incorporating 1 1/2 bowl sink & mixer tap. Gas hob with with oven below and stainless steel extractor hood over. Space for washer and fridge/freezer, Breakfast bar, walk in cupboard, fully tiled walls, tiled flooring and coving.

LANDING

Rear aspect UPVC double glazed window, coving and a radiator.



- Gas Central Heating • UPVC Double Glazing • Energy Rating: C-72 • Council Tax Band: C (£2093)



BEDROOM ONE

2.94 x 2.56 (9'7" x 8'4")

Front aspect UPVC double glazed window, fitted wardrobes and a radiator.

BEDROOM TWO

3.11 x 2.76 (10'2" x 9'0")

Front aspect UPVC double glazed window and a radiator. Loft access.

BEDROOM THREE

2.22 x 2.0 (7'3" x 6'6")

Rear aspect UPVC double glazed window and a radiator.

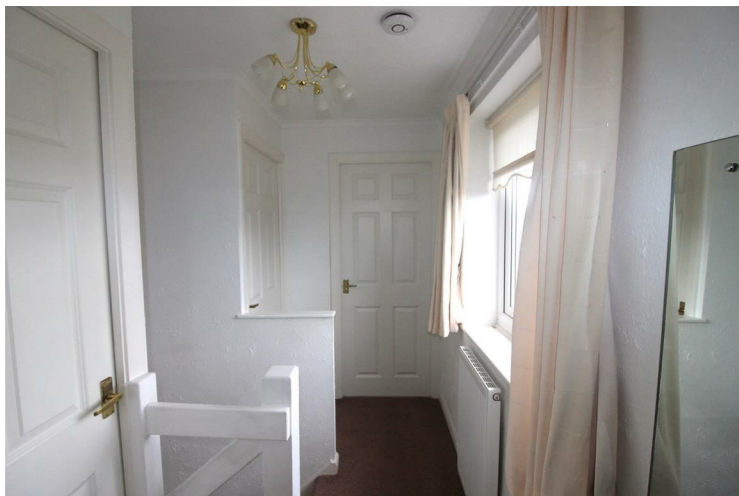


SHOWER ROOM/WC

Rear aspect UPVC double glazed window. Corner shower cubicle with electric shower over, vanity wash basin units, concealed closet WC, fully tiled walls and floor, chrome heated towel rail and an extractor fan.

EXTERNALLY

There is a pebble garden to the front with a concrete imprint driveway to the side of the property leading to a detached garage with up and over door. To the rear is a South West facing private low maintenance garden with a paved and concrete imprint patio area.







Additional Information

Local Authority - Stockton on Tees Council


Council Tax - Band C

Viewings - By Appointment Only

Floor Area - sq ft

Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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