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Merrygill Drive,

Eaglescliffe, Stockton on Tees, TS16 0FR

**Offers in the region of £235,000**

House - Detached  
3 Bedroom/s  
2 Bathroom/s

Built in 2023 by Taylor Wimpey on the Coatham Gardens development in Eaglescliffe, benefitting from NHBC warranty this detached property offers three double bedrooms (with additional study) and modern, convenient living space. The ground floor accommodation has entrance hallway which gives access to the living room, kitchen/dining room along with useful understairs cupboard and separate downstairs WC. The first floor landing gives access to the three double bedrooms (one with en-suite shower room) family bathroom and separate study. This fine home is located near to highly regarded schooling and has excellent transport links nearby.





- NEWLY BUILT IN 2023
- COATHAM GARDENS DEVELOPMENT
- THREE BEDROOMS PLUS STUDY

- TAYLOR WIMPEY PROPERTY
- EN-SUITE OFF BEDROOM ONE

**GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Stockton-on-Tees (Tax Banding C)

Whilst there is no new build levy currently - be aware that this could occur in the future to pay for the maintenance of communal green spaces on the development.

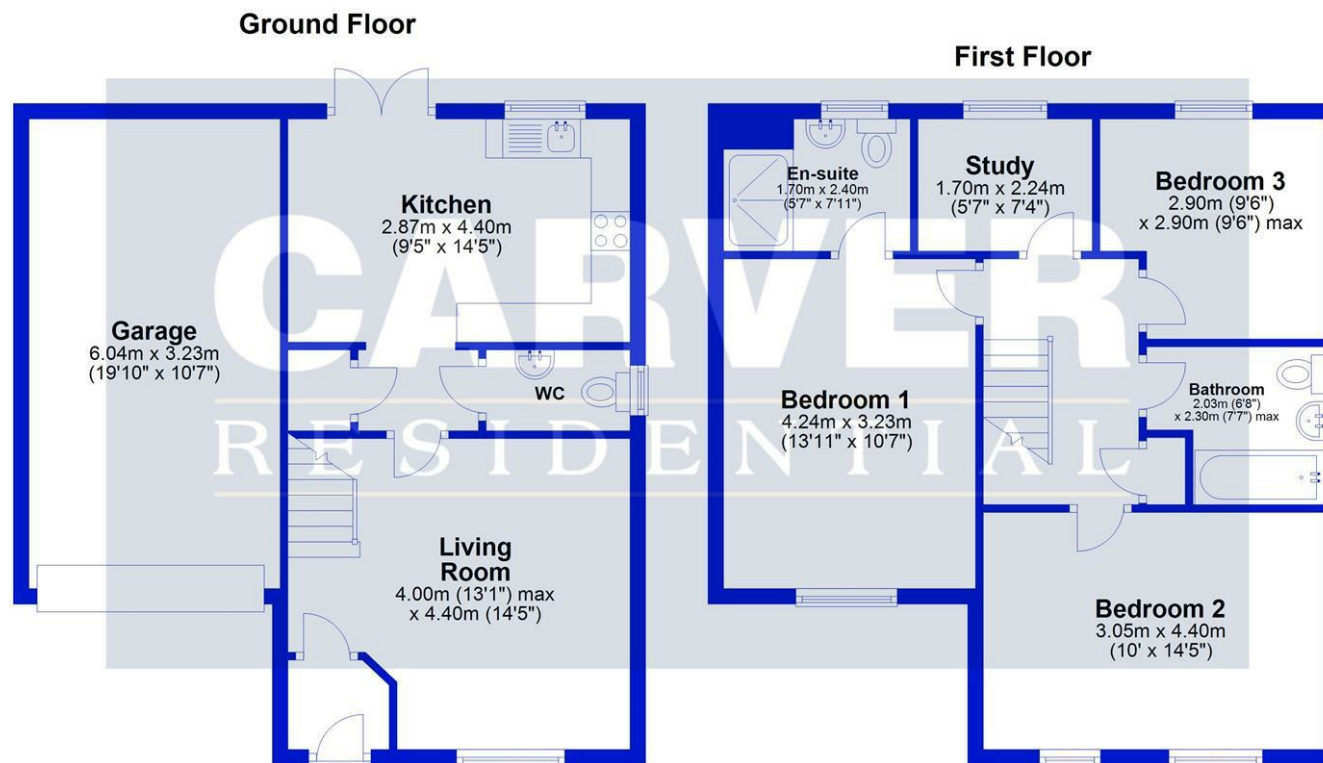








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-91kWh/m <sup>2</sup> A	B		
81-91kWh/m <sup>2</sup> B	C		
69-80kWh/m <sup>2</sup> C	D		
55-68kWh/m <sup>2</sup> D	E		
39-54kWh/m <sup>2</sup> E	F		
21-38kWh/m <sup>2</sup> F	G		
1-20kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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MAB 6202



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