

This beautifully presented four bedroom town house located in the heart of Eaglescliffe is ready to move straight into. The property flows over three floors having a spacious entrance hallway, cloakroom, integral garage access and cloakroom on the ground floor. The second floor has three bedrooms with the master bedroom having a luxurious bathroom en suite with his and hers wash hand basins. The top level is the main living area comprising of open plan living/dining area and spacious kitchen with ample storage. Externally: The property is a corner plot and therefore offers ample parking, driveway, garage and visitor parking bays. Low maintenance garden to the front with gate access. Location: Shops, schools, local amenities, Teesside Airport and Yarm High Street are all close by.

Orchard Mews, Stockton-On-Tees, TS16

0PQ

4 Bed - House - Townhouse

Offers Over £350,000

EPC Rating: C

Council Tax Band: E



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GROUND FLOOR

WC

9'3 x 4'8 (2.82m x 1.42m)

Flooring, par tiled, shower cubicle, wash hand basin, spot lights, heated towel rail and extractor fan.

UTILITY ROOM

Door to rear, fitted wardrobes, flooring, radiator and extractor fan.

HALLWAY

Door to front aspect, two radiators, integral door leading to garage, flooring, stairs leading to upper level and spot lights.

BEDROOM 4

12'4 x 10'10 (3.76m x 3.30m)

Carpet flooring, double glazed window to front aspect and radiator.

FIRST FLOOR

LANDING

Carpet flooring, stairs to second floor, coved ceiling and spot lights.

WC

Part tiled with flooring, WC, wash hand basin, radiator and extractor fan.

LIVING ROOM/DINING ROOM

22'1 x 8'2 (6.73m x 2.49m)

Double glazed window to rear aspect, double glazed window to side aspect, carpet flooring, double glazed Juliet balcony to rear aspect, two radiators and spot lights.

SECOND FLOOR

LANDING

Carpet flooring, coved ceiling, airing cupboard and access to loft.

BEDROOM 2

13' x 8'8 (3.96m x 2.64m)

Carpet flooring, radiator, fitted wardrobes, ceiling speakers and double glazed window to front aspect.

BEDROOM 3

9'7 x 8'6 (2.92m x 2.59m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpet flooring and ceiling speaker.

BATHROOM

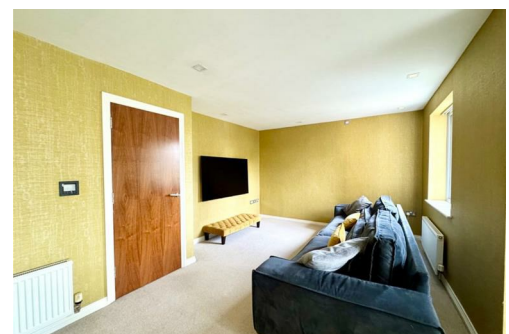
8'8 x 6'4 (2.64m x 1.93m)

Tiled flooring, heated towel rail, WC, vanity wash hand basin, spot lights, part tiling, bath with shower over and extractor fan.

MASTER BEDROOM

13'3 x 9'6 (4.04m x 2.90m)

Two walk-in wardrobes, radiator, carpet flooring and access to en suite.



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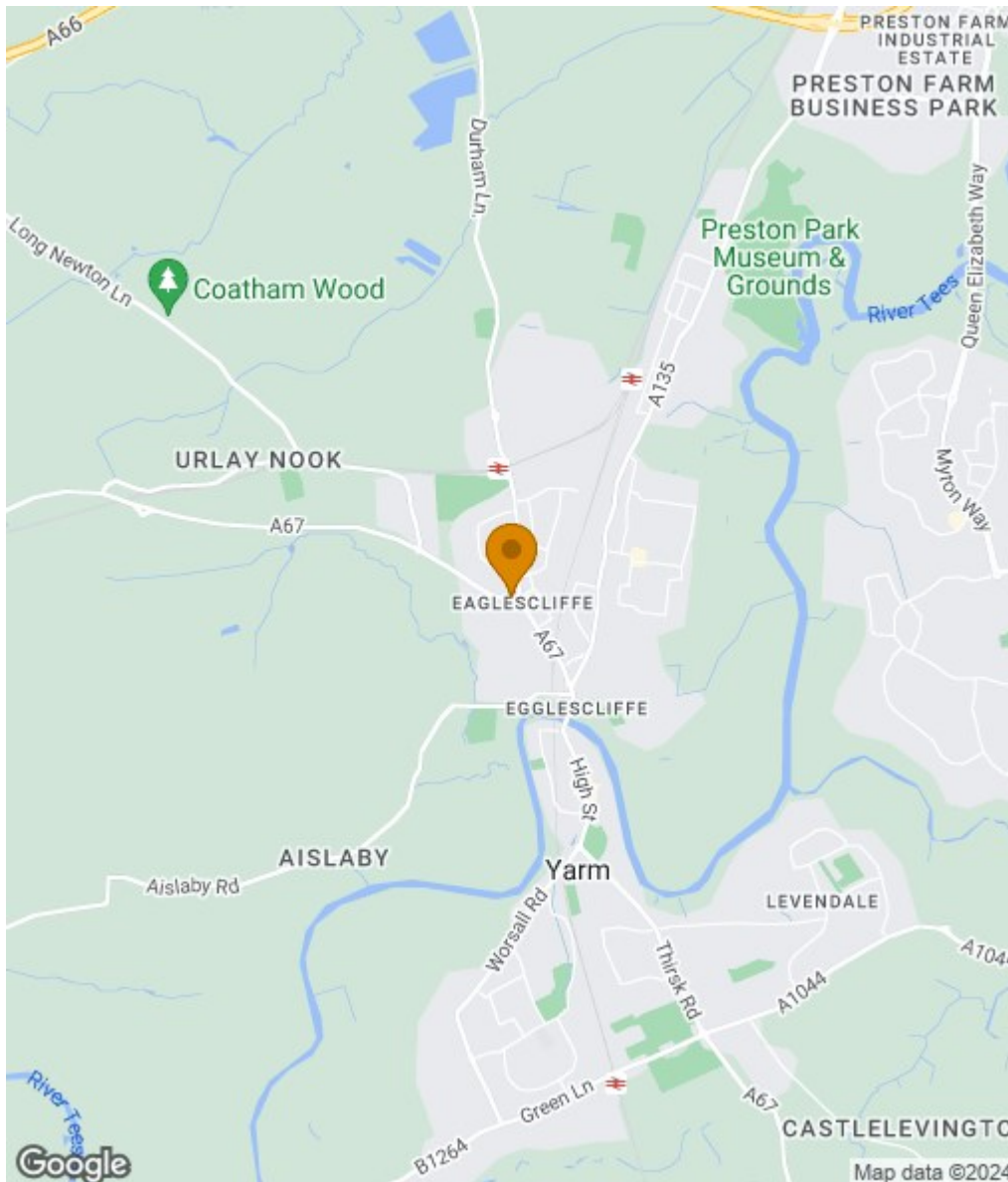
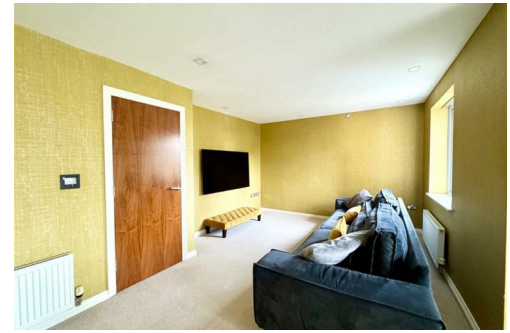
EN SUITE

11'11" x 8'3" (3.63m x 2.51m)

Tiled flooring, part tiled shower cubicle, sunken bath, twin wash hand basin, vanity WC, heated towel rail and extractor fan.

OUTSIDE

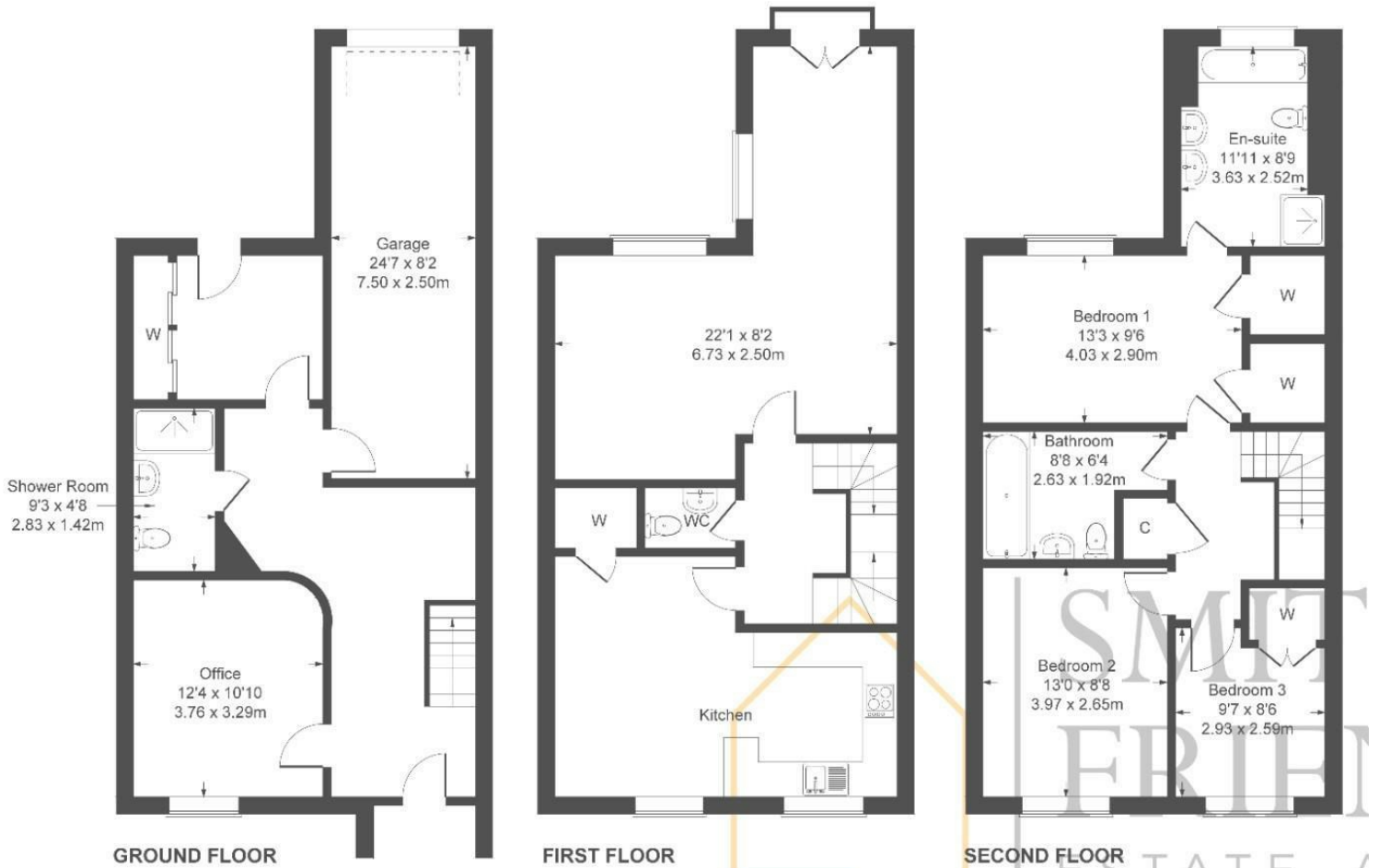
The front of the property has a gated low maintenance garden which is stocked with trees and shrubs. To the rear of the property is a garage measuring 24'7" x 8'2", driveway and parking bay providing ample off street parking facilities.



Orchard Mews, Stockton-On-Tees, TS16 0PQ

Orchard Mews

Approximate Gross Internal Area
2099 sq ft - 195 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

Current: 77
Potential: 84

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