



Offered with NO FORWARD CHAIN this impressive and unique family property is set within a sought after location in Eaglescliffe. Clifton Avenue sits in the heart of Old Eaglescliffe close to highly regarded schools, Eaglescliffe train station and golf course. Offering easy access to the local road network, and less than a mile from the charming Yarm high street. The property has been individually designed and the versatile and well planned layout will appeal to a variety of potential buyers.

The property benefits from high quality fixtures and fittings throughout with underfloor heating, central ventilation system and eye catching Slate flooring. Viewing of the property is essential to appreciate the quality throughout.

The property comprises of entrance hall, cloakroom, sun room, kitchen, pantry, living room, dining room, three bedrooms, one with en-suite, family bathroom and utility room. To the first floor there is a master bedroom, sun lounge, sitting room, utility, office, bedroom, and a bathroom with a Jacuzzi as well as walk-in wardrobes. Externally there are gardens to the front and rear and an integral garage.

**Clifton Avenue, Eaglescliffe, Stockton-On-Tees, TS16 9AZ**

**5 Bed - Bungalow - Detached**

**Offers In Excess Of £400,000**

**EPC Rating: D**

**Council Tax Band: F**

**Tenure: Freehold**



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# Clifton Avenue, Stockton-On-Tees, TS16 9AZ

## GROUND FLOOR

### Porch

Entrance door and double glazed window to the front, tiled flooring with under floor heating and doors to the kitchen, cloakroom/WC and the conservatory.

### Cloakroom WC

Low level WC and a pedestal wash hand basin. Tiled flooring with under floor heating.

### Sun Room

12'9" x 12'7" (3.89 x 3.84)

DG windows and door to the front. Chinese Slate flooring with under floor heating, sandstone brick walls, double glazed bi-fold doors to the living room, and access to the garage.

### Lounge

17'10" x 12'11" (5.44 x 3.96)

Double glazed bi-fold doors through to the conservatory, Chinese Slate flooring with under floor heating, door to inner hallway, open plan to the dining area.

### Dining Area

11'9" x 11'8" (3.6 x 3.58)

DG window to the side, Chinese Slate flooring with under floor heating, storage cupboard, and access to kitchen.

### Kitchen

11'9" x 10'7" (3.6 x 3.25)

A stunning range of solid oak wall, base and drawer units with granite work surfaces, incorporating a dual sink and drainer, built in electric oven, microwave and five ring gas hob with illuminating extractor hood over. Coordinated tiled walls. Integrated units include fridge and freezer, dishwasher. Tiled flooring with under floor heating, window looking into the conservatory, large walk-in pantry and DG window to the side.

### Inner Hallway

Tiled flooring with under floor heating, access to ground floor bedrooms, bathroom, utility room, garden and staircase leading to the First floor.

### Utility

8'2" x 6'2" (2.5 x 1.88)

DG window to the side aspect and door to side access. Wall and base units, work surfaces, space for washing machine and tumble dryer, tiled flooring with under floor heating and storage cupboard.

### Bedroom 2 ( Ground Floor)

16'2" x 10'2" (4.93 x 3.1)

DG window to the rear, tiled flooring, under floor heating, and en-suite shower room.

### En Suite

Three piece suite comprising of step in double shower cubicle, low level wc and pedestal wash hand basin. Tiled walls, tiled flooring, under floor heating.



## 39 Clifton Ave

Approximate Gross Internal Area  
2616 sq ft - 243 sq m  
(Excluding Eaves)



Not to Scale. Produced by The Plan Portal 2024  
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## Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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