



We are acting in the sale of the above property and have received an offer of £170,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

No forward chain and vacant possession this property has come to the market located in a popular area of Eaglescliffe. Comprising of an entrance hallway with ample storage, lounge/sun room, fitted kitchen, bathroom and a spacious bedroom. The upper floor has a separate bedroom with ensuite w/c and ample of storage to the eves.

Low maintenance gardens, driveway with garage and gated entrance.

Seymour Grove, Eaglescliffe, TS16 0LB
2 Bed - Bungalow - Semi Detached
£165,000
EPC Rating: D
Council Tax Band: C
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Seymour Grove, Eaglescliffe, TS16 0LB

ENTRANCE HALLWAY

Double glazed window to front aspect, double glazed door to side aspect, laminate flooring and radiator.

LOUNGE

Carpet, double glazed window to front aspect, stairs to dormer, double glazed doors to rear leading to sun room.

SUN ROOM

Double glazed windows to rear and side aspect and uPVC door to rear aspect.

KITCHEN

Double glazed window to front aspect, two double glazed windows to side aspect, storage cupboard and radiator.

BEDROOM 1

Double glazed window, built-in wardrobes and carpet.

EN SUITE (UPPER LEVEL)

Wash hand basin, WC and laminate flooring.

BEDROOM 2

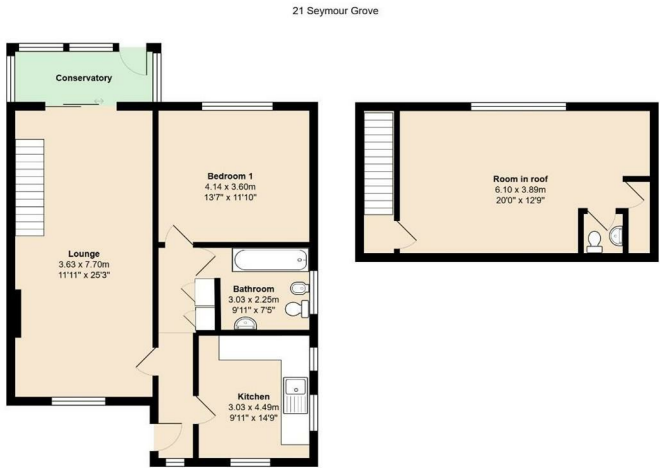
Carpet flooring, storage and double glazed window to rear aspect.

BATHROOM

Double glazed window to side aspect, vanity wash hand basin, WC, bath and shower cubicle.

OUTSIDE

Low maintenance gardens to both front and rear with ample parking to the front and garage.



Total Area: 106.1 m² ... 1142 ft²
All measurements are approximate and for display 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, conveyancing and removal 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
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	55
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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