



Located in the popular area of Eaglescliffe this spacious three bedroom double fronted house has come to the market. Comprising of an entrance hallway, cloakroom, kitchen/diner and bright/airy lounge on the ground floor. The upper level offers three bedrooms and bathroom with a walk in shower. Externally the enclosed rear garden is low maintenance with double sheds for storage. Ample parking to the front. The property is not overlooked to the front and sits in a quiet area close to Yarm High Street.

Location: Schools, shops and local amenities are close by.

Nicklaus Drive, Stockton-On-Tees, TS16 9JN

3 Bed - House - End Terrace

£140,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



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FRIENDS**
ESTATE AGENTS

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ENTRANCE HALLWAY

Double glazed front door, radiator, storage cupboards and door to rear.

CLOAKROOM/WC

Double glazed window to front aspect, WC and wash hand basin.

LOUNGE

13'5" x 16'8" (4.110m x 5.103m)

Double glazed window to front aspect, double glazed window to rear aspect, laminate flooring and two radiators.

KITCHEN

17'11" x 8'6" (5.466m x 2.603m)

Radiator and two double glazed windows to front and rear.

LANDING

Double glazed skyline window to front and storage cupboard.

BEDROOM 1

11'10" x 13'6" (3.624m x 4.119m)

Double glazed window to rear aspect, loft access, radiator and carpet.

BEDROOM 2

11'8" x 10'10" (3.570m x 3.323m)

Double glazed window to rear aspect, radiator and carpet.

BEDROOM 3

10'6" x 6'11" (3.22m x 2.122m)

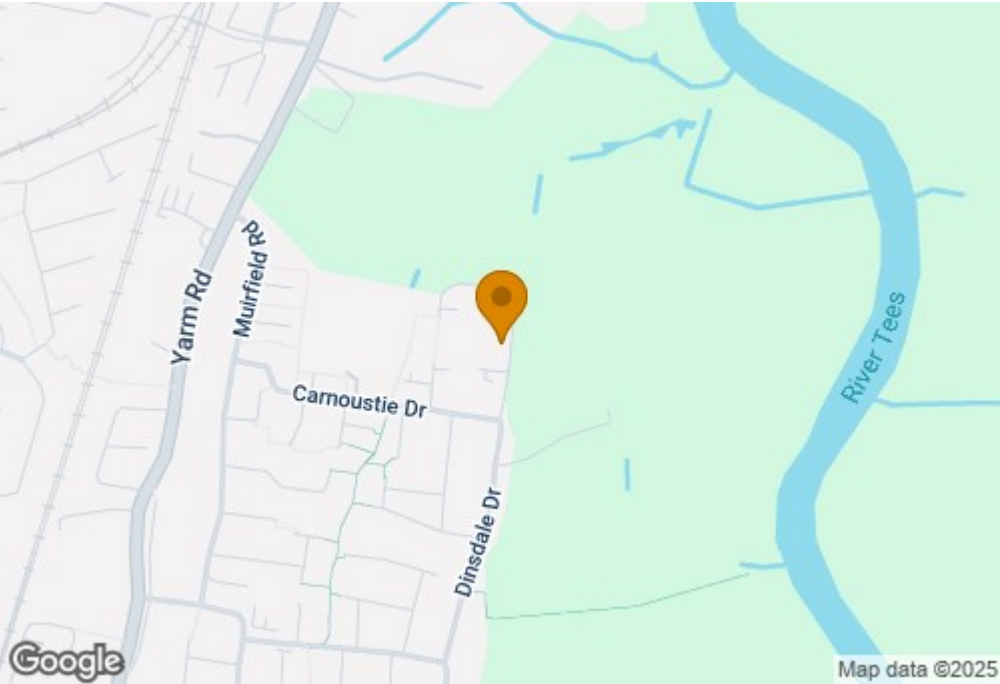
Double glazed window to front aspect, carpet and radiator.

BATHROOM

Walk-in shower, WC, wash hand basin, radiator and double glazed window to front aspect.



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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		86
(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

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