



**Heathfield Close, Eaglescliffe, TS16 0HA**  
**2 Bed - Bungalow - Semi Detached**  
**Offers In The Region Of £215,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: B**





# Heathfield Close Eaglescliffe Stockton-On-Tees TS16 0HA

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* NEWLY REFURBISHED TURN-KEY PROPERTY \*\*\*

NEW TO THE MARKET, this beautiful Semi-Detached Two Bedroom Bungalow, situated within a quiet cul-de-sac in the sought after Eaglescliffe and with easy access to local amenities such as bakeries, hairdressers, supermarkets, chemist, post office and public house along with being in a good transport links.

This stunning bungalow has undergone many upgrades, including new flooring throughout, Replastered in numerous rooms and Decorated throughout, with a New Kitchen and Main Bathroom. Additionally, the loft is Fully Boarded and has potential to convert into more rooms subject to necessary planning requirements.

The property is position within the corner of the cul-de-sac and briefly comprises of; New Contemporary Kitchen with Integrated Dishwasher and Double Oven, Inner Hallway, Spacious Lounge / Dining Room leading to a part brick with wooden frame single glazed conservatory which leads to the rear garden. To the side of the property you will find a New Stunning Shower Room, and to the front of the property is One Double Bedroom with Built-in Wardrobes and another Double Bedroom with a En-Suite Wet Room.

Externally the property has a well maintained Front Garden, with a driveway to the side of the property, leading to single garage. The rear of the property has a private enclosed garden consisting of lovely flower beds and patio area.

For a viewing contact SMITH & FRIENDS Ltd - Estate Agents Ingleby Barwick, Early viewing is highly recommended.



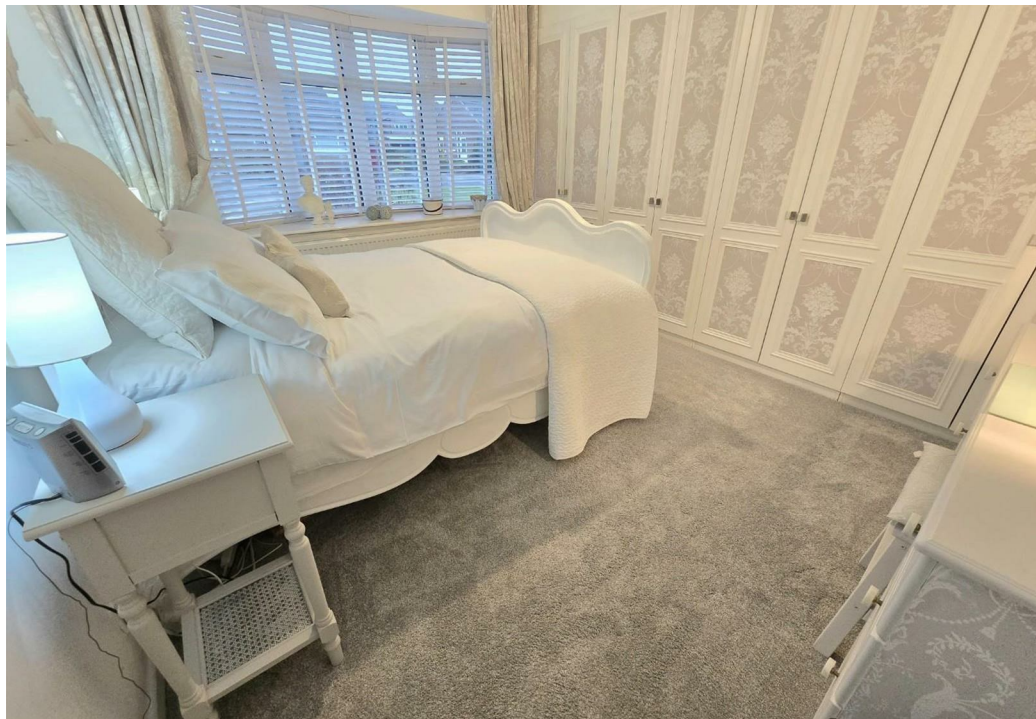
















**Kitchen**  
15'3" x 8'11" (4.65m x 2.73m)

**Inner Hallway**  
7'4" x 3'4" (2.24m x 1.02m)

**Bathroom**  
6'5" x 5'5" (1.98m x 1.67m)

**Lounge / Dining Room**  
17'8" x 11'5" (5.40m x 3.48m)

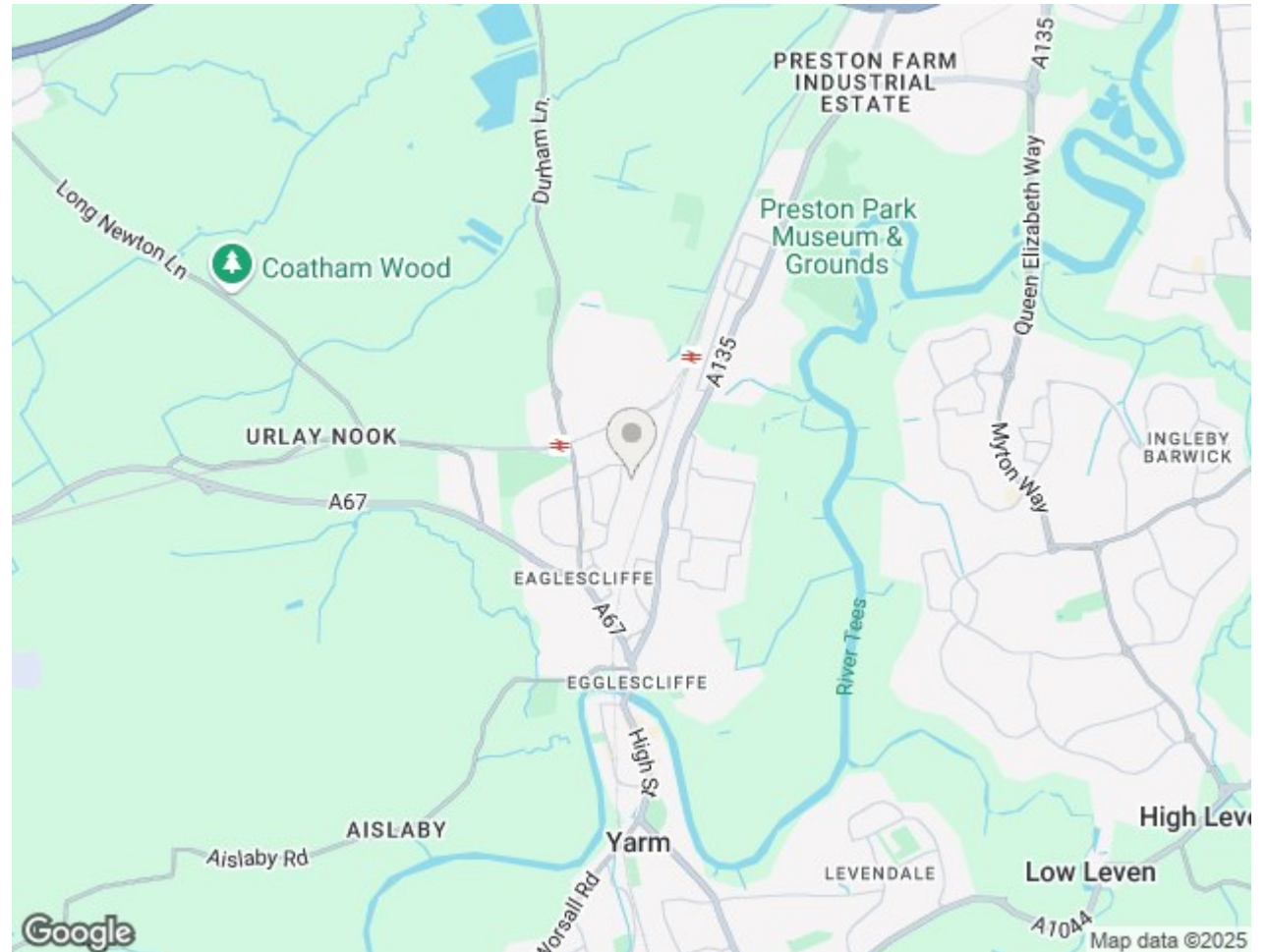
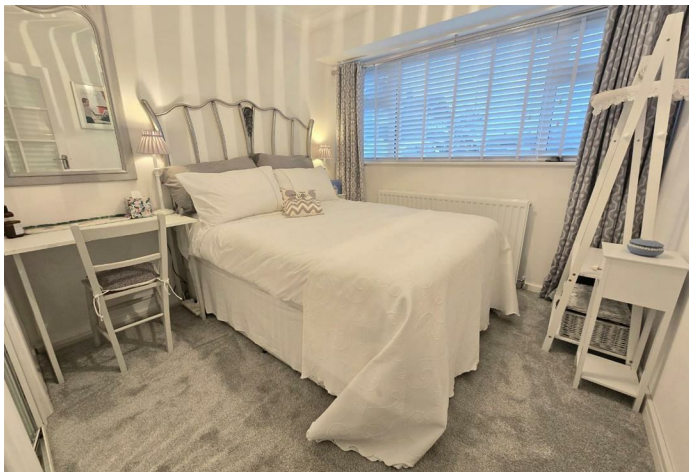
**Conservatory**  
7'4" x 10'11" (2.25m x 3.34m)

**Bedroom 1**  
11'10" x 9'9" (3.63m x 2.99m)

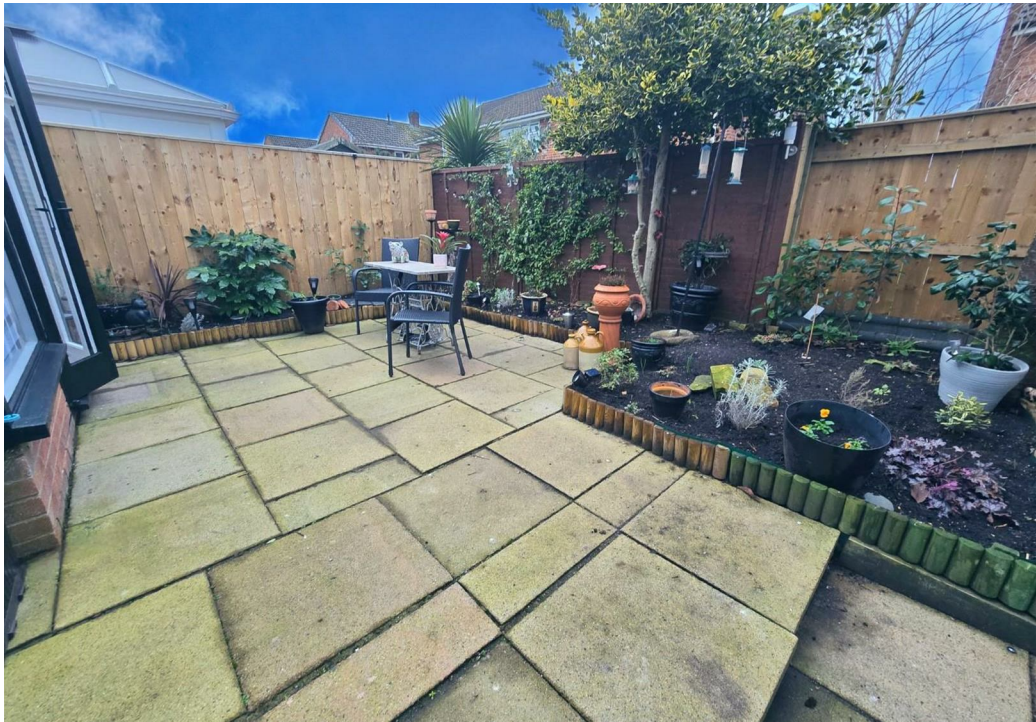
**Bedroom 2**  
9'1" x 8'11" (2.78m x 2.74m)


**En-Suite**  
4'4" x 5'2" (1.33m x 1.58m)


**Single Garage / Utility Area**  
25'1" x 9'1" (7.67m x 2.78m)



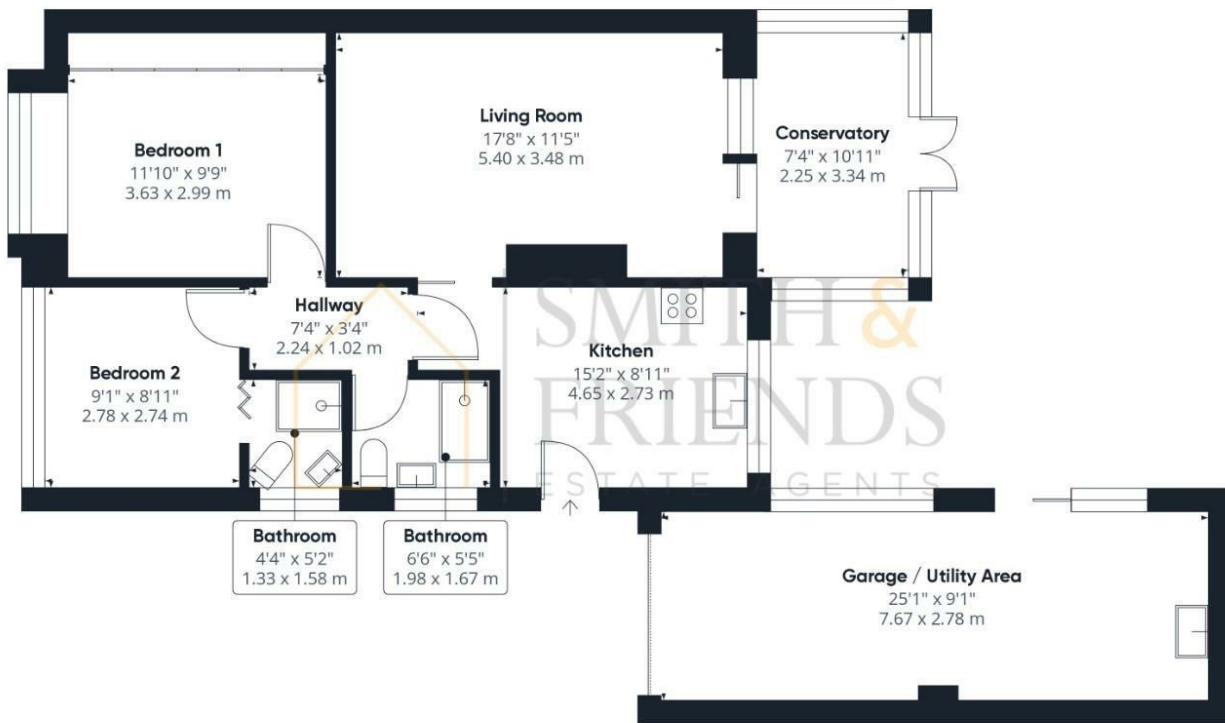




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 





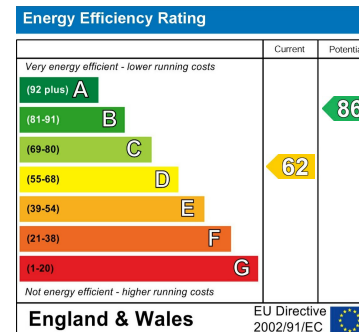
**Approximate total area<sup>(1)</sup>**  
940.98 ft<sup>2</sup>  
87.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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.

**Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH**  
**Tel: 01642 762944**  
**inglebybarwick@smith-and-friends.co.uk**  
**www.smith-and-friends.co.uk**



**SMITH & FRIENDS**  
ESTATE AGENTS