



**Dyce Close, Eaglescliffe, Stockton-On-Tees,
TS16 0GR
3 Bed - House - Semi-Detached
£210,000**

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Dyce Close, Eaglescliffe, TS16 0GR

*** IDEAL PURCHASE FOR FIRST TIME BUYER ***

*** STUNNING PROFESSIONALLY DESIGNED SHOW HOME ***

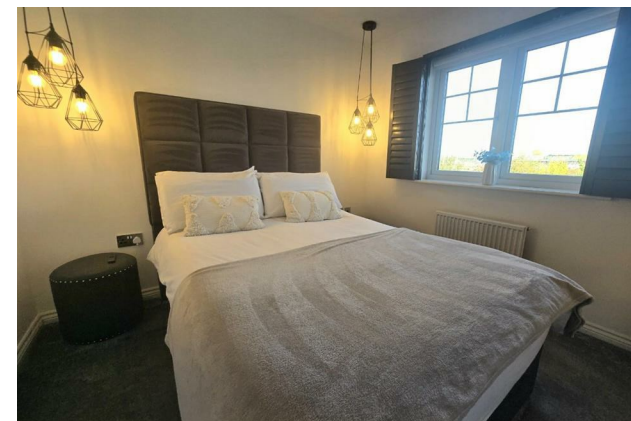
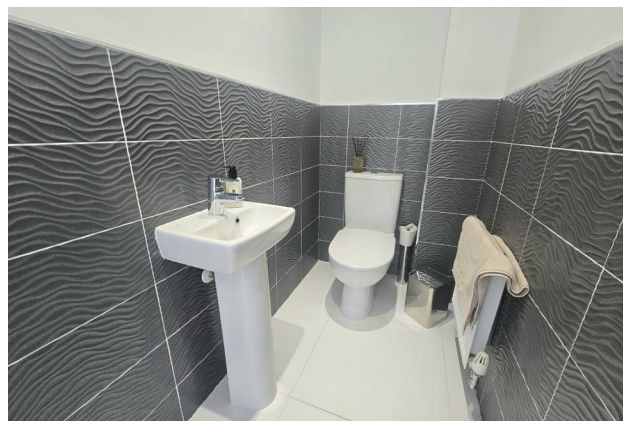
NEW TO THE MARKET, with Smith & Friends, this stunningly designed three bedroom semi-detached family home, situated within Eaglescliffe, close to Tees Heritage Park along the River Tees, with great connections to A66, A19 & A1.

The property briefly comprises of: Entrance Hall, Stunning Living Room, Downstairs WC, and a Modern Kitchen / Diner with French Doors Leading to the Rear Garden.

The first floor provides a spacious Landing, with Three Good Size Bedrooms, Master with Fitted Wardrobes and En-Suite Shower Room and a Modern Three Piece Family Bathroom.

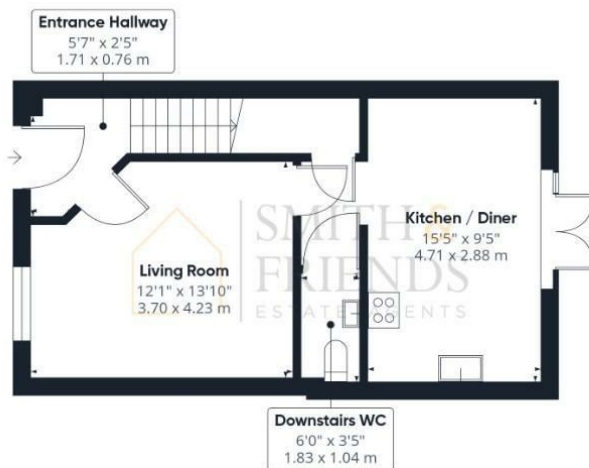
Externally, the property has a Double Width Driveway to the Front, with side gated access to a stunning Landscaped Rear Garden.

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

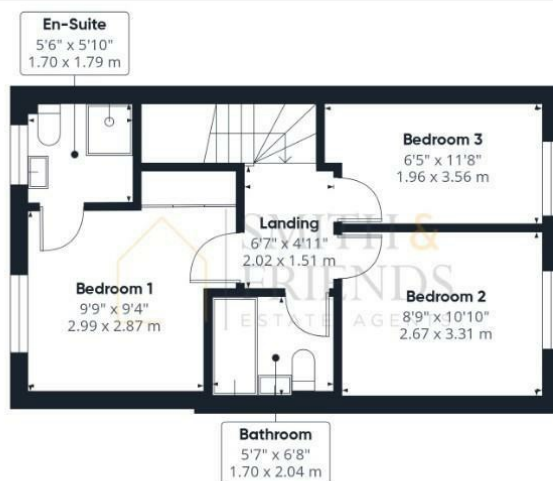








Ground Floor



Floor 1

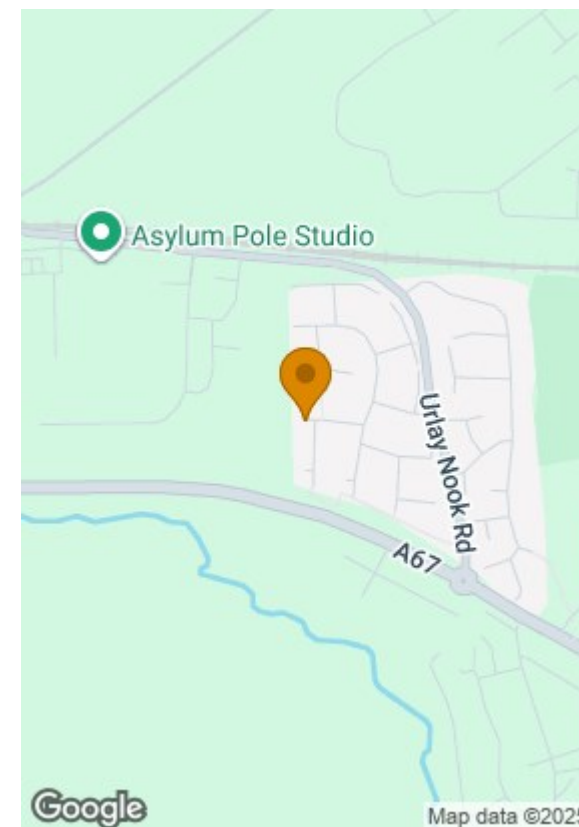
Approximate total area⁽¹⁾

793 ft²
73.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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		

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.

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