



11 Dyce Close Eaglescliffe, Stockton-On-Tees, TS16 0GR

AVAILABLE AROUND 8th MAY 2024 - SORRY NO PETS OR SMOKERS

The accommodation provides light and spacious rooms to include hallway, ground floor wc, lounge, open plan kitchen diner with modern units, integrated appliances and French doors opening into the garden. The first floor offers 3 good size bedrooms, the master coming with an ensuite shower room and there additionally being a modern family bathroom.

Externally there is a lawned rear garden with paved patio, to the front is a lawn and driveway leading to detached garage. For those looking for ease of travel or commute, Teesside Airport is approximately 2 miles distance and Allens West train station is also approximately 2 miles away. The property is a 5 minute drive or a 1 mile walk to Coatham Wood where woodland walks, deer and wildlife spotting can be enjoyed and Yarm High Street with its many boutique shops, restaurants and bars is another short walk/drive away.

£1,000 PCM

11 Dyce Close

Eaglescliffe, Stockton-On-Tees, TS16 0GR



- MODERN SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN/DINING
- LANDSCAPED REAR GARDEN
- THREE BEDROOMS
- CLOAKROOM/WC
- COUNCIL TAX BAND C
- EN-SUITE MASTER BEDROOM
- DRIVEWAY AND GARAGE

ENTRANCE HALL

LOUNGE

13'10" x 12'0" (4.22 x 3.66 (4.21 x 3.65))

KITCHEN/DINING

15'5" x 9'5" (4.70 x 2.87)

CLOAKROOM/WC

6'0" x 3'5" (1.83 x 1.04)

FIRST FLOOR LANDING

MASTER BEDROOM

10'2" x 9'3" (3.10 x 2.82)

EN-SUITE

5'9" x 5'5" (1.75 x 1.65)

BEDROOM TWO

10'9" x 8'8" (3.28 x 2.64)

BEDROOM THREE

11'8" x 6'7" (3.56 x 2.01)

FAMILY BATHROOM

6'7" x 5'6" (2.01 x 1.68)

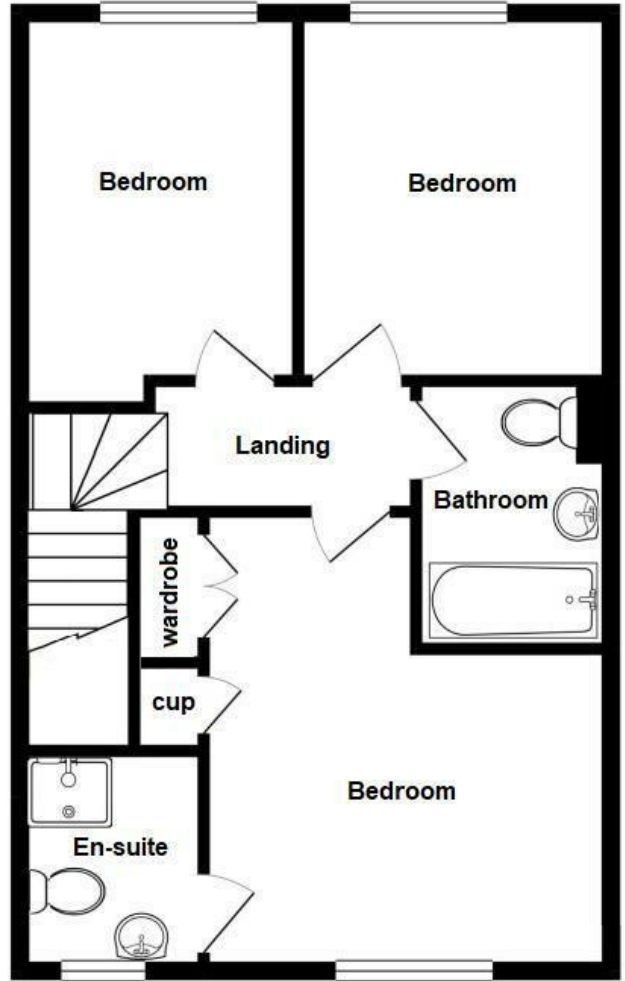
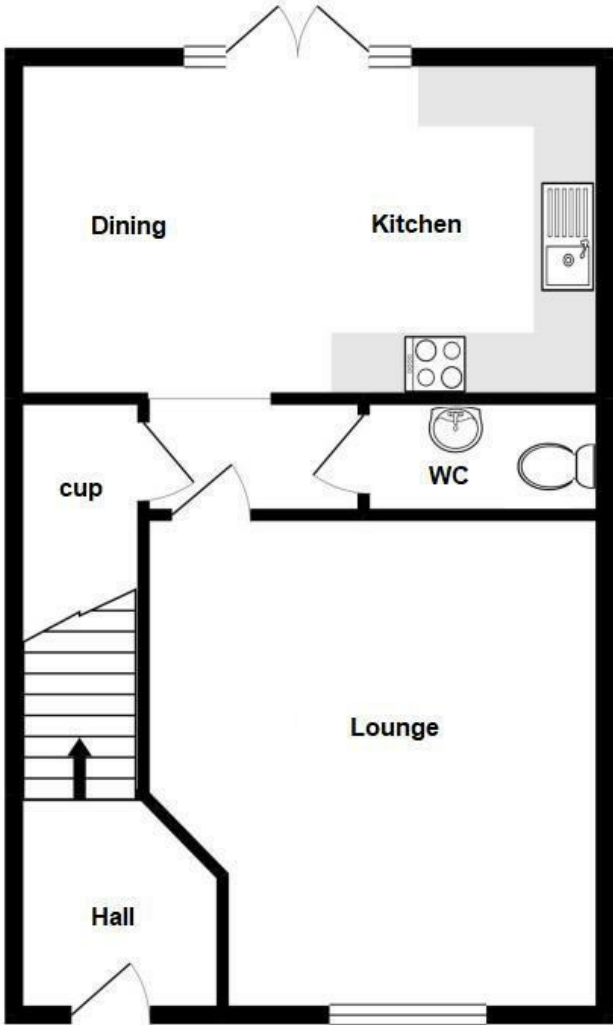


Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (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 | |