



Bardsley Close, Eaglescliffe, Stockton-On-Tees, TS16 0BP

Set within a cul de sac of a highly sought after area in Eaglescliffe, this spacious four double bedroom detached family home offers generous living space and a lovely position near Preston Park. Thoughtfully arranged, it provides flexible accommodation and ample parking.

A welcoming entrance hall leads into a bright, generous lounge featuring a gas fireplace, creating a comfortable space to unwind. The ground floor also includes a downstairs WC and a versatile study/playroom. The kitchen/dining room is a standout area of the home, fitted with a solid wood kitchen, range cooker, white ceramic sink, under-counter lighting and patio doors opening onto the garden. A separate utility room adds further practicality, offering space for appliances, a Belfast sink and a useful side door. Upstairs, all four bedrooms are doubles. The master bedroom enjoys its own en-suite and fitted wardrobes. A family bathroom completes the first floor.

Externally, the front offers a lawned garden and a driveway. The rear garden is private, mainly lawned and ideal for relaxing, entertaining or enjoying family time outdoors. A timber shed is included. Additional features include gas central heating, double glazing, CCTV to the front and rear, and a fitted alarm system.

Homes of this size and setting in Eaglescliffe are in short supply, so early interest is anticipated.

The location is exceptional: Preston Park sits just across the road, offering riverside walks and a playground. Local shops, bus links and Eaglescliffe train station are all close by. Excellent transport links via the A66, A19 and A1 make commuting straightforward, and Yarm High Street is only a short drive away.

Asking Price £365,000



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HALLWAY

LOUNGE

10'2" x 19'10" (3.10m x 6.05m)

KITCHEN/DINING ROOM

27'9" x 10'9" (8.46m x 3.28m)

UTILITY ROOM

9'8" x 5'6" (2.95m x 1.68m)

WC

5'6" x 3' (1.68m x 0.91m)

STUDY

11'10" x 9' (3.61m x 2.74m)

LANDING

BEDROOM ONE

12'3" x 9'7" (3.73m x 2.92m)

EN SUITE

8'6" x 7'7" (2.59m x 2.31m)

BEDROOM TWO

13'6" x 9' (4.11m x 2.74m)

BEDROOM THREE

10'5" x 10'1" (3.18m x 3.07m)

BEDROOM FOUR

10'9" x 9' (3.28m x 2.74m)

BATHROOM

6'11" x 6'10" (2.11m x 2.08m)

AML PROCEDURE

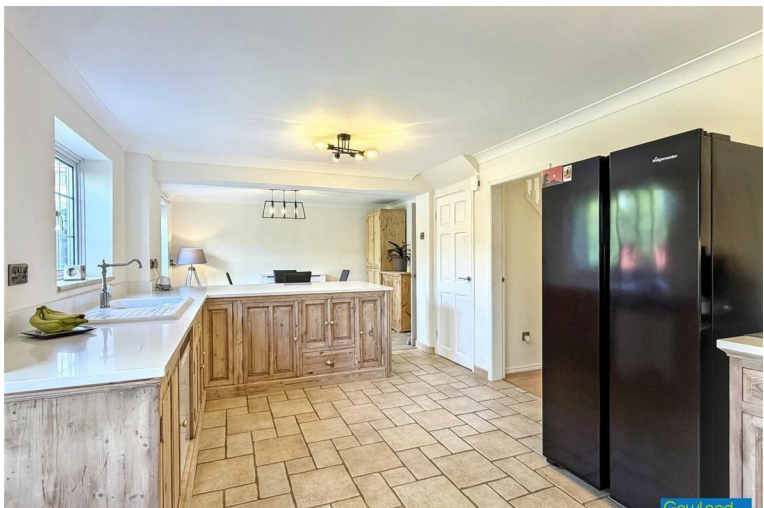
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC.

Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



Tel: 01642 248248

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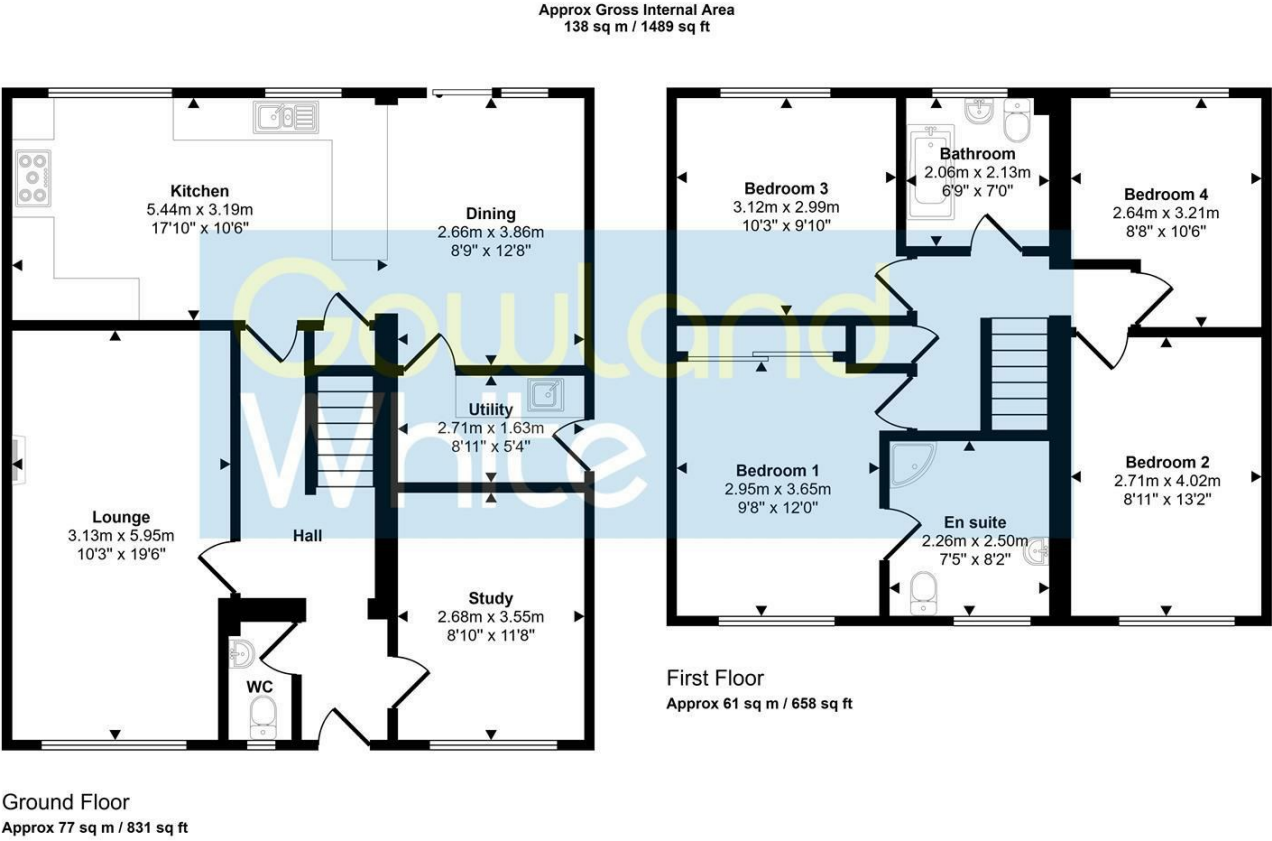


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	68	79
EU Directive 2002/91/EC		

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

VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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