

GOOSEPOOL DRIVE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0GT



- ▲ An impressive three bedroom detached family home enjoying a pleasant position within this popular Eaglescliffe development
- ▲ Occupying a surprisingly generous plot within the popular Taylor Wimpey built 'Sadlers View' development
- ▲ Delightful lounge with double glazed French doors opening directly to the rear garden and separate dining room
- ▲ Kitchen with a good range of fitted units, granite worktops, built in oven and hob, integrated dishwasher and washing machine
- ▲ Fully tiled family bathroom with white three piece suite and generous ground floor cloakroom/WC
- ▲ Three spacious bedrooms with the master having fitted wardrobes and a fully tiled en-suite shower room
- ▲ Gas central heating system via combination boiler and double glazing
- ▲ Nicely presented lawned gardens to front and rear, driveway providing off street parking plus a single garage
- ▲ Desirable location close to highly regarded junior and secondary schooling and shopping facilities

£268,500

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An impressive three bedroom detached family home enjoying a pleasant position within this popular Eaglescliffe development and occupying a surprisingly generous plot within the popular Taylor Wimpey built 'Sadlers View' development.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 2.64m x 1.08m (8'8" x 3'7")

LOUNGE - 4.26m (14') x 3.15m (10'4") reducing to 2.62m (8'7")

DINING ROOM - 3.13m x 2.62m (10'3" x 8'7")

KITCHEN - 2.98m x 2.96m (9'9" x 9'9")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.78m (12'5") to robes x 2.65m (8'8")
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.03m x 1.53m (6'8" x 5')

BEDROOM TWO - 3.81m (12'6") reducing to 3.15m (10'4") x 2.71m (8'11")

BEDROOM THREE - 3.02m (9'11") x 2.44m (8') reducing to 2.07m (6'9")

BATHROOM - 2.72m (8'11") reducing to 1.95m (6'5") x 2.03m (6'8")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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EXTERNALLY

GARDENS & GARAGE

Lawned gardens to the front of the house. A driveway provides off-street parking and leads to single garage with up and over door, power points and lighting. To the rear there is a surprisingly generous enclosed garden which is mainly laid to lawn with two paved patio areas.

AGENTS REF: - DC/LS/YAR250346/14102025

Council Tax Band: D **Tenure:** Freehold

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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