



7 Pannal Walk, Eaglescliffe
£205,000





7 Pannal Walk

Eaglescliffe, Stockton-On-Tees

Sold with no onward chain, an extensively refurbished three-bedroom detached home finished to an exceptionally high standard with bright and spacious accommodation enhanced by attractive decor and high quality fittings throughout.

- Sold with no onward chain, an extensively refurbished three-bedroom detached home finished to an exceptionally high standard
- Bright and spacious accommodation enhanced by attractive decor and high quality fittings throughout
- Entrance porch, cloakroom/WC, and welcoming hallway with two useful storage cupboards
- Stylish contemporary kitchen with attractive fitted units, built in oven and hob and integrated fridge/freezer
- Comfortable lounge with log burner and double glazed French doors to the rear, perfect for relaxing and entertaining
- Three well-proportioned bedrooms and a modern family bathroom to the first floor
- Upgraded features include oak internal doors and banister, wooden flooring, UPVC double glazing, and gas central heating with combi boiler
- Low-maintenance gardens ideal for outdoor entertaining and detached garage with electric roller door, situated to the rear
- Sought-after location, close to highly regarded schools, local amenities and transport links



GROUND FLOOR

Entrance Lobby

Cloakroom/WC

5' 2" x 4' 2" (1.57m x 1.27m)

Hallway

Lounge

15' 11" x 10' 1" (4.85m x 3.07m)

Kitchen

13' 7" x 9' 6" (4.14m x 2.90m)

FIRST FLOOR

Landing

Bedroom One

13' 8" x 9' 1" (4.17m x 2.77m)

Bedroom Two

10' 2" x 9' 0" (3.10m x 2.74m)

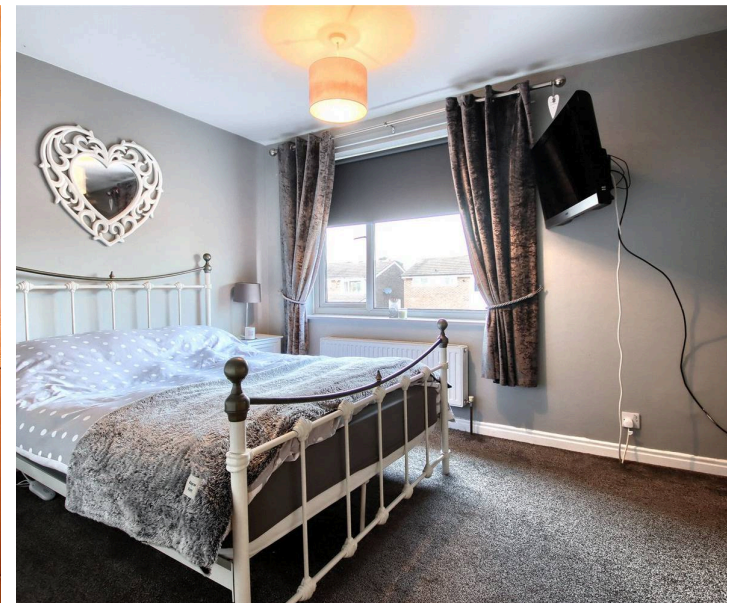
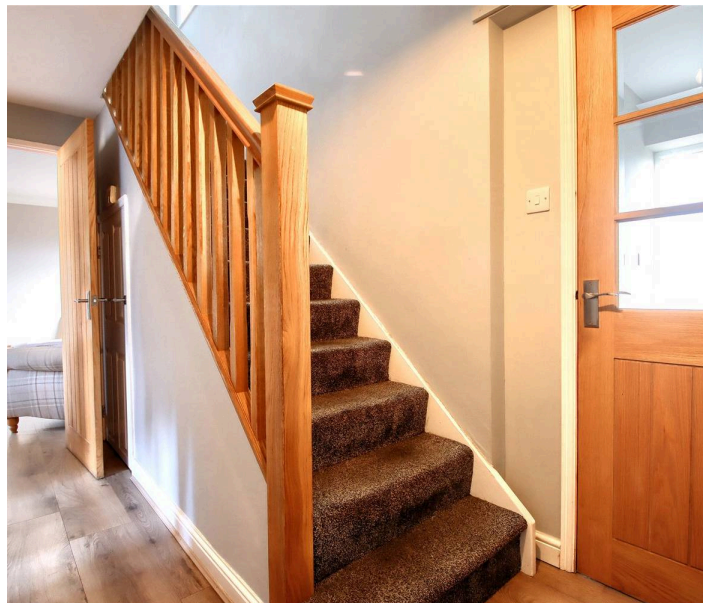
Bedroom Three

7' 2" x 6' 8" (2.18m x 2.03m)

EXTERNALLY

Gardens & Garage

The front garden has been attractively block paved, providing a low-maintenance outdoor space. To the rear, the property boasts a beautifully landscaped garden featuring a generous patio area, ideal for outdoor dining and entertaining, along with an additional gravelled section to the side. Further benefits include outdoor power and lighting, a cold water tap, enclosed fenced boundaries, and gated access. A single detached garage is situated to the rear of the house, complete with an electric roller door.



Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





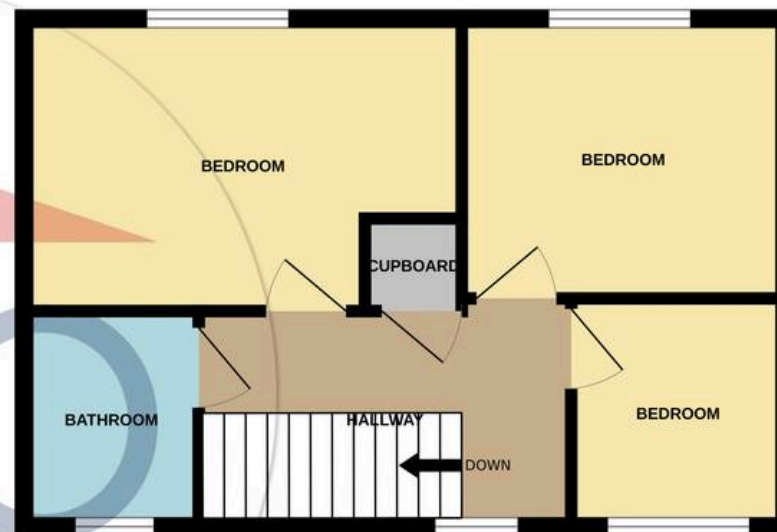
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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, Scotland & Wales		

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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