

THE OVAL, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0BF



- ▲ Enjoying a delightful open aspect overlooking a picturesque green area to the front
- ▲ A spacious, three double bedroom, three storey townhouse constructed by Redcastle Homes to the Wharfedale design
- ▲ Tastefully decorated lounge opening directly to kitchen/diner with Silestone worktops and a range of integrated appliances
- ▲ Utility room with further fitted units and cloakroom/WC
- ▲ Two double bedrooms on the first floor with one having an en-suite shower room together with the family bathroom
- ▲ Stunning master bedroom on the second floor with en-suite and dressing room
- ▲ Attractively presented low maintenance gardens to front and rear and driveway/parking for two vehicles
- ▲ Gas central heating system via a combination boiler and double glazing
- ▲ Excellent location close to highly regarded junior and secondary schooling and Allens West railway station

£240,000

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GROUND FLOOR

ENTRANCE LOBBY

LOUNGE - 4.46m x 3.62m (14'8" x 11'11")
Opening directly to ...

KITCHEN/DINER - 4.20m x 3.67m (13'9" x 12')

UTILITY ROOM - 2.37m x 1.61m (7'9" x 5'3")

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM TWO - 4.75m x 3.41m (15'7" x 11'2")

EN-SUITE

BEDROOM THREE - 4.58m x 3.41m (15' x 11'2")

BATHROOM - 2.21m x 1.73m (7'3" x 5'8")

INNER LOBBY
With stairs to ...

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SECOND FLOOR

MASTER BEDROOM - 7.26m (23'10") plus dormer recess x 5.41m (17'9") reducing to 3.61m (11'10")

DRESSING ROOM

EN-SUITE SHOWER ROOM

EXTERNALLY

GARDENS & PARKING

Astro turf front garden with shrubs, decorative wrought iron boundary rail and paved path to the front entrance. To the rear there is an enclosed low maintenance garden with astro turf lawn, paved patio area and paths, a variety of shrubs and storage shed. Beyond the rear garden there is a driveway with off street parking for two vehicles.

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.

AGENTS REF: - DC/LS/YAR260249/17062026

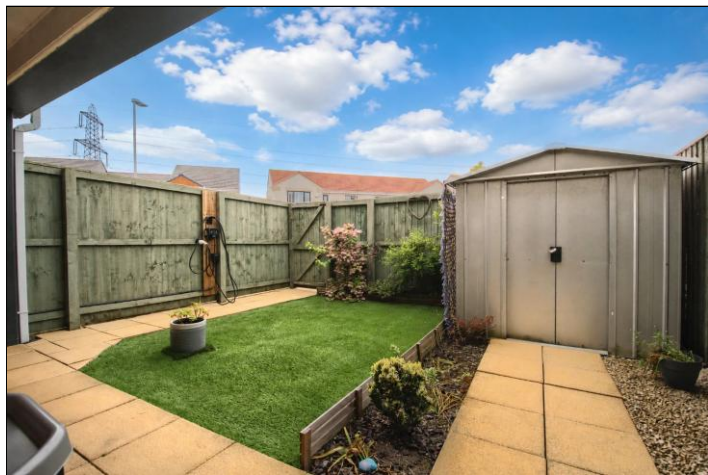
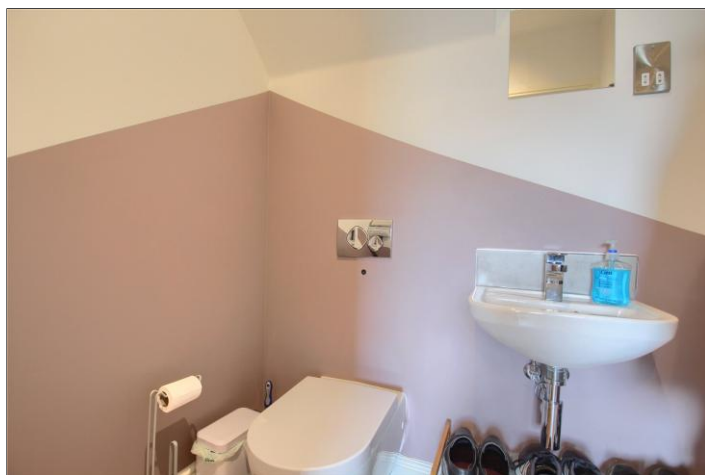
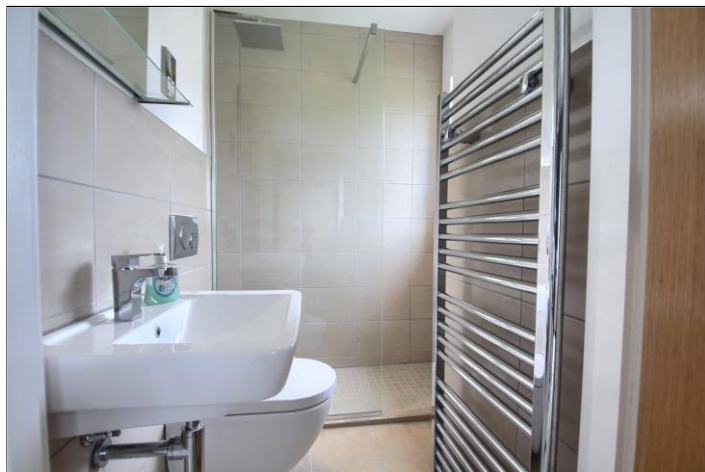
Council Tax Band: D **Tenure:** Freehold

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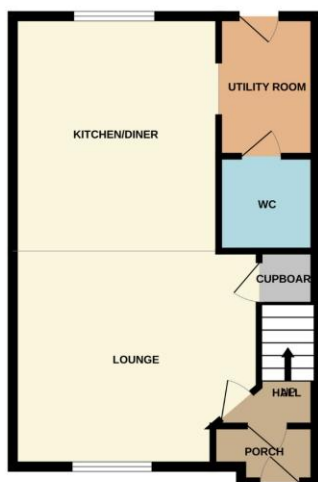
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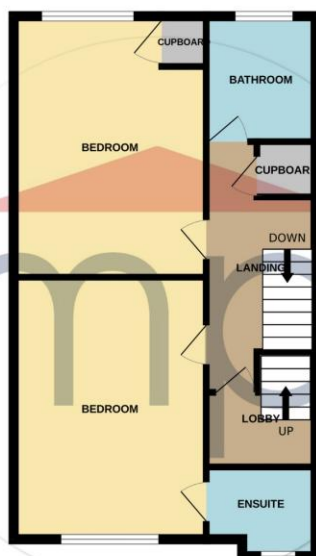
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GROUND FLOOR



1ST FLOOR



2ND 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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