

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



- ▲ A Two Bedroom Modern Semi-Detached House Offered For Sale with NO ONWARD CHAIN
- ▲ Originally A Shared Ownership Property with Thirteen Homes, The Property Is Being Offered with A 100% Share for £165,000
- ▲ Enjoying A Pleasant Cul-De-Sac Setting Within the Sought After Sadlers View Development in Eaglescliffe
- ▲ Lounge/Diner with Double Glazed French Doors to the Rear Garden
- ▲ Kitchen with A Good Range of Fitted Units & Built-In Oven & Hob
- ▲ Two Bedrooms with The Master Having an En-Suite Shower Room
- ▲ Bathroom with White Three Piece Suite & Ground Floor Cloakroom/WC
- ▲ Shrub Garden to The Front with Parking for Two Vehicles & Enclosed Garden to The Rear
- ▲ Gas Central Heating System & Double Glazing

£165,000

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Enjoying a pleasant cul-de-sac setting within the sought after Sadlers View development in Eaglescliffe, a two bedroom modern semi-detached house offered for sale with no onward chain. Originally a shared ownership property with Thirteen Group, the property is being offered with a 100% share for £165,000.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.56m x 0.90m (5'1" x 2'11")

LOUNGE/DINER - 4.72m (15'6") x 3.98m (13'1") reducing to 2.95m (9'8")

KITCHEN - 3.01m x 1.85m (9'11" x 6'1")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.10m x 3.00m (10'2" x 9'10")

EN-SUITE SHOWER ROOM - 3.10m x 0.90m (10'2" x 2'11")

BEDROOM TWO - 3.98m (13'1") into recess x 2.56m (8'5")

BATHROOM - 2.02m x 1.88m (6'8" x 6'2")

TO VIEW: Tel: 01642 788878
59 High Street, Yarm, TS15 9BH

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EXTERNALLY

GARDENS & PARKING

Shrub area to the front with a driveway providing off street parking for two vehicles. The rear garden is mainly laid to lawn with a gravelled section, raised shrub beds and timber shed.

AGENTS NOTE

The property was originally purchased in 2016 on a shared ownership basis with the Thirteen group. The house was purchased on a part rent/part buy basis and currently has a Leasehold tenure. When the full 100% share is purchased, it will then become a Freehold property.

TENURE

Leasehold - 125 years from 28th March 2017

AGENTS REF: - DC/LS/YAR250066/14022025

Council Tax Band: C **Tenure:** Leasehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**





Measurements are approximate. Not to scale. Illustrative purposes only
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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