

FORMBY WALK, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 9EL



- ▲ A two double bedroom first floor flat having the benefit of an extended lease which lasts until 2158
- ▲ Offered for sale with NO ONWARD CHAIN
- ▲ Garden area to the front and SINGLE GARAGE in nearby block
- ▲ Gas central heating system via a combination boiler and double glazing
- ▲ Popular setting within the Sunningdale development which offers good access to a range of local amenities
- ▲ Lounge with an electric fire set in a feature surround
- ▲ Kitchen with a good range of fitted units and integrated fridge and freezer
- ▲ Two spacious double bedrooms both having fitted wardrobes
- ▲ Shower Room with modern fittings and tiled walls and floor

£112,500

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Offered for sale with NO ONWARD CHAIN, a two double bedroom first floor flat having the benefit of an extended lease which lasts until 2158 and featuring a garden area to the front and SINGLE GARAGE in nearby block.

GROUND FLOOR

ENTRANCE LOBBY - With staircase to the first floor.

FIRST FLOOR

LANDING - With built in cupboard housing the Baxi combination boiler.

LOUNGE - 5.17m x 3.46m (17' x 11'4")

Electric fire set in a feature surround with hearth. Radiator, double glazed window and coved ceiling.

KITCHEN - 2.98m x 2.60m (9'9" x 8'6")

Fitted wall and floor units incorporating a one and a half bowl stainless steel sink unit with mixer taps. Plumbing for automatic washing machine, gas cooker point and integrated fridge and freezer. Radiator, double glazed window and built in cupboard.

BEDROOM ONE - 4.51m x 2.75m (14'10" x 9')

With fitted wardrobes, radiator and double glazed window.

BEDROOM TWO - 3.66m x 2.75m (12' x 9')

With fitted wardrobes, radiator and double glazed window.

SHOWER ROOM - 2.18m x 1.68m (7'2" x 5'6")

Corner shower enclosure, pedestal wash hand basin and low level WC. Tiled walls and floor, chrome effect heated towel rail and double glazed window.

EXTERNALLY

GARDEN & GARAGE - There is a garden area to the front. A single garage with up and over door is situated in a block nearby.

TENURE - The flat is Leasehold and has a Peppercorn rent. The lease has been extended until 2158.

AGENTS REF: - DC/LS/YAR250207/03032026

Council Tax Band: A **Tenure:** Leasehold

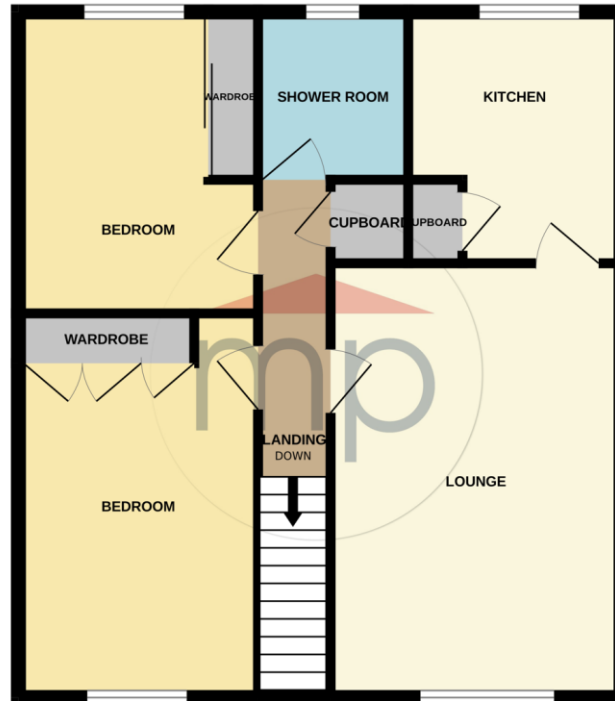
TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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GROUND FLOOR



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