



Crossthwaite Drive, Eaglescliffe, Stockton-On-Tees, TS16 0FP

3 Bed - House - Semi-Detached

£215,000

Council Tax Band: C

EPC Rating: B

Tenure: Freehold



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Crossthwaite Drive, Eaglescliffe, TS16 0FP

Situated on the ever-popular Crossthwaite Drive in Eaglescliffe, this beautifully presented three-bedroom semi-detached home offers deceptively spacious accommodation, ideal for modern family living. Occupying one of the best plots in the area, the property boasts a remarkably large, private rear garden that is not overlooked—perfect for entertaining, relaxing, or family life.

Upon entering, you are welcomed by a generous entrance hallway which sets the tone for the space throughout. To the right, a cosy yet bright living room features dual aspect windows, including an attractive bay window that floods the room with natural light.

To the rear, the modern kitchen diner provides a fantastic social hub, ideal for families and entertaining alike. French doors open directly onto the expansive rear garden, seamlessly blending indoor and outdoor living. A convenient downstairs W/C completes the ground floor.

To the first floor, there are three well-proportioned bedrooms. The master bedroom benefits from a stylish modern en-suite, while the remaining two bedrooms feature fitted wardrobes, offering excellent storage. A contemporary family bathroom serves the rest of the home.

Externally, the property continues to impress with driveway parking for two vehicles and the added peace of mind of the remaining NHBC warranty. Further benefits include full double glazing throughout and gas central heating.

Ideally located, the property is within easy reach of highly regarded schools, local shops, and everyday amenities. Excellent transport links via the A66 and A19 make it perfectly positioned for commuting.

Early viewing is highly recommended to fully appreciate the space, plot size, and quality this superb home has to offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK



### GROUND FLOOR

Hallway  
5'8" x 8'9"

Living Room  
9'8" x 15'3"

Kitchen\Diner  
11'3" x 15'1"

W/C  
3'2" x 5'4"

### FIRST FLOOR

Landing  
9'2" x 3'2"

Bedroom 1  
9'11" x 11'2"

En-Suite  
9'1" x 3'4"

Bedroom 2  
11'2" x 6'3"

Bedroom 3  
11'3" x 4'9"

Bathroom  
6'7" x 5'6"







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

806 ft<sup>2</sup>  
75 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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 & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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