

**TIMOTHY HACKWORTH COURT, THE AVENUE, EAGLESCLIFFE,
STOCKTON-ON-TEES, TS16 9AD**



- ▲ An impressive one bedroom first floor apartment for purchasers over 60 years old, set within this prestigious retirement development
- ▲ Occupying a prime setting at the junction of The Avenue and Yarm Road in Eaglescliffe
- ▲ Delightful established communal grounds with attractive gardens and parking area
- ▲ Secure entrance, communal lounge and kitchen facilities for social events
- ▲ Well-equipped ground floor laundry room
- ▲ Lift to upper floors and emergency call service
- ▲ Electric heating and double glazing
- ▲ Spacious lounge with electric fire in feature surround, double glazed French doors and Juliet balcony
- ▲ Kitchen with built-in oven, hob and integrated fridge and freezer
- ▲ Double bedroom with fitted wardrobes and shower room with double shower cubicle

£89,750

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Set within this prestigious retirement development constructed by McCarthy & Stone and occupying a prime setting at the junction of The Avenue and Yarm Road in Eaglescliffe, an impressive one bedroom first floor apartment enjoying delightful established grounds with attractive gardens and parking area.

Comprises spacious lounge with electric fire in feature surround, double glazed French doors and Juliet balcony, kitchen with built-in oven, hob and integrated fridge and freezer, double bedroom with fitted wardrobes and shower room with double shower cubicle. Secure entrance, communal lounge and kitchen facilities for social events. Lift to upper floors, emergency call service, electric heating and double glazing.

ACCOMMODATION

ENTRANCE

Secure communal ground floor entrances with staircase and lift leading to the upper floors.

HALLWAY

With coving and built-in cupboard.

LOUNGE - 4.88m x 3.18m (16' x 10'5")

Electric fire set in a feature surround. Wall mounted electric heater, coving and double glazed French doors with Juliet balcony.

KITCHEN - 2.26m x 1.96m (7'5" x 6'5")

Fitted wall and base units with a stainless steel sink unit. Built-in oven and ceramic hob. Integrated fridge and freezer. Tiled floor, coving and double glazed window.

BEDROOM - 4.11m (13'6") to robes x 2.74m (9')

Fitted wardrobes, wall mounted electric heater, double glazed window and coving.

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59 High Street, Yarm, TS15 9BH

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SHOWER ROOM - 2.1m x 1.73m (6'11" x 5'8")

Double shower cubicle, wash hand basin in vanity unit and comfort level/raised level WC. Wall mounted electric heater, tiled walls and floor.

EXTERNALLY

GARDENS & PARKING

Delightful established communal grounds with attractive gardens and parking area.

AGENTS NOTE:

Ground Rent: £425 PA

Service/Maintenance Charge: £3,683 PA

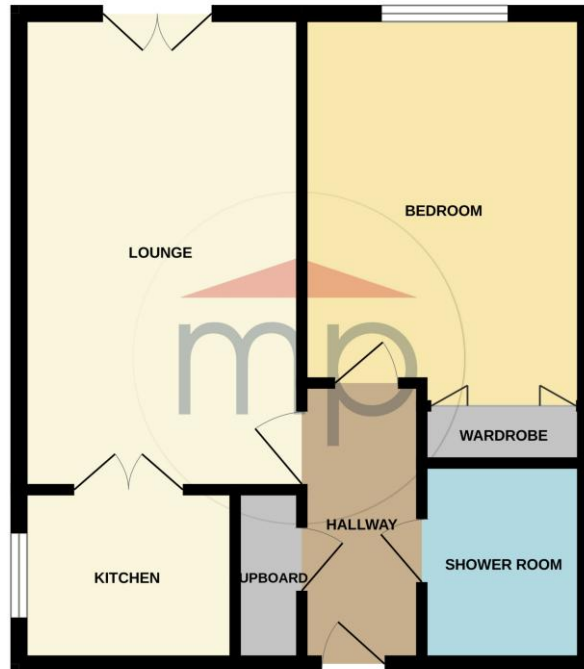
AGENTS REF: - DC/LS/YAR260224/20052026

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

GROUND 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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