

# PINEWOOD ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0AH



- ▲ A stylish, extended and remodelled three bedroom semi-detached home offered for sale with NO ONWARD CHAIN
- ▲ Enjoying this prime Eaglescliffe setting, close to the ever popular Preston Park, highly regarded schools and transport links
- ▲ Bright and airy lounge with an open fire set in a feature surround and enjoying a bay window to the front
- ▲ Spacious dining room with attractive solid wood flooring and patio doors to the rear

- ▲ Stunning breakfast kitchen/family area a redesigned kitchen with attractive fitted units and a range of integrated appliances
- ▲ Utility room with further fitted units and ground floor shower room
- ▲ Three delightful bedrooms on the first floor together with the impressive, redesigned family bathroom
- ▲ Very pleasant gardens, with the rear being a wonderful space for outdoor entertaining and a double garage can be accessed from the rear
- ▲ Gas central heating system, double glazing, beautiful decor and high quality fittings throughout

**£299,950**

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#### GROUND FLOOR

##### ENTRANCE HALL

LOUNGE - 4.54m (14'11") x 4.09m (13'5") Measured into bay

DINING ROOM - 4.61m (15'1") reducing to 3.95m (13') x 4.28m (14'1")

##### INNER HALL

BREAKFAST KITCHEN/FAMILY AREA - 4.93m x 4.00m (16'2" x 13'1")

UTILITY ROOM - 2.38m x 1.74m (7'10" x 5'9")

SHOWER ROOM - 2.36m x 1.62m (7'9" x 5'4")

#### FIRST FLOOR

##### LANDING

BEDROOM ONE - 5.49m x 3.68m (18' x 12'1")

BEDROOM TWO - 3.97m x 3.51m (13' x 11'6")

BEDROOM THREE - 2.57m x 2.48m (8'5" x 8'2")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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## PINEWOOD ROAD, TS16 0AH

**BATHROOM - 3.51m (11'6") x 1.81m (5'11") reducing to 1.52m (5')**

### EXTERNALLY

#### **GARDENS & PARKING**

Low maintenance gravelled forecourt garden with shrubs to the front. To the rear there is an enclosed garden which is mainly laid to lawn with a paved patio area and a variety of shrubs. This is an ideal private space for outdoor entertaining. There is also rear access to the double garage.

#### **DOUBLE GARAGE - 5.20m x 4.69m (17'1" x 15'5")**

With double up and over door, rear courtesy door, power points and lighting.

**AGENTS REF:** - DC/LS/YAR260206/27052026

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

**TO VIEW:** Contact our Yarm office on

Tel: **01642 788878**





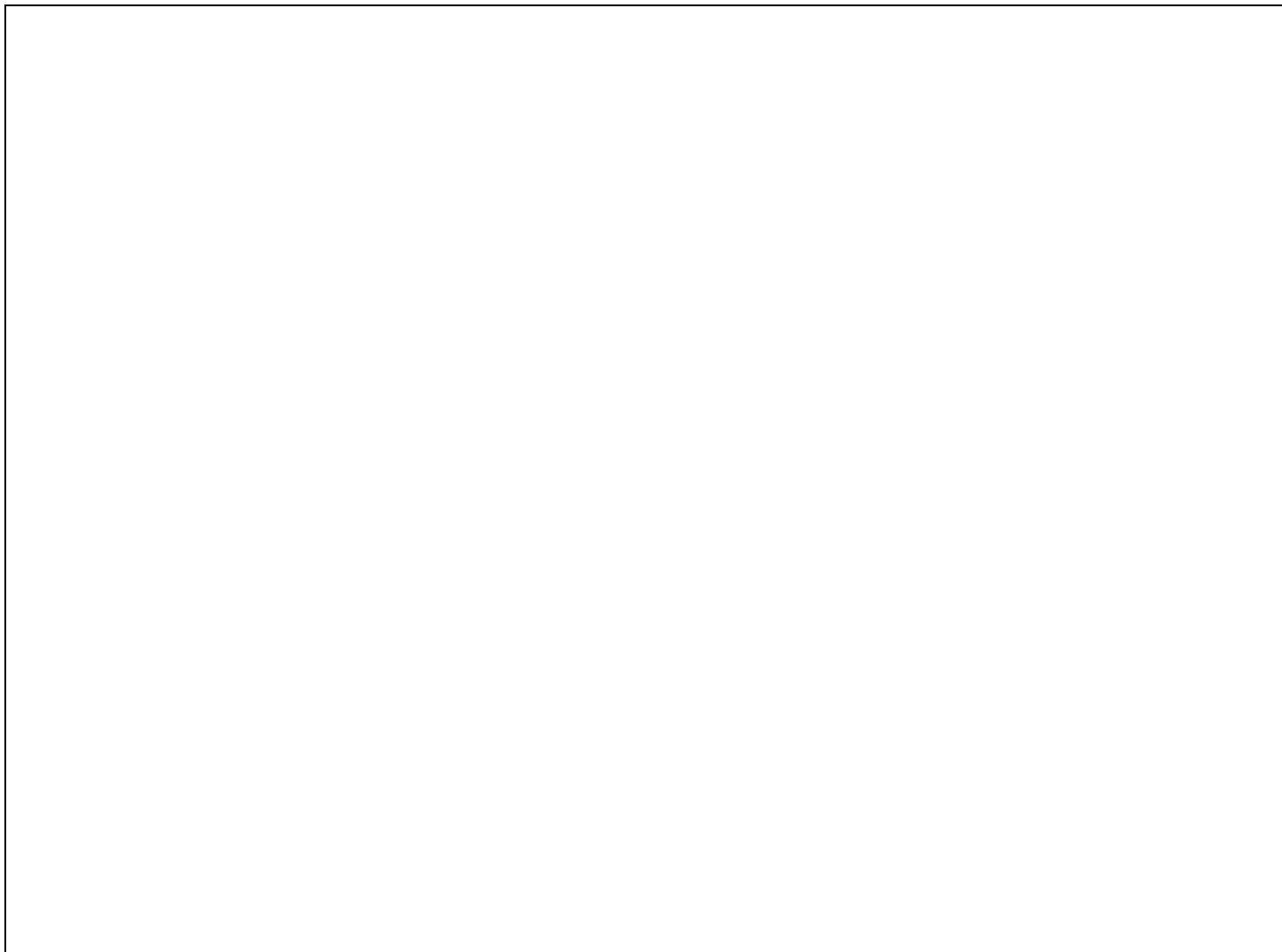
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