

# 38 Leicester Way, Eaglescliffe

£190,000

Michael Poole
SALES · LETTINGS · AUCTIONS



# 38 Leicester Way

## Eaglescliffe, Stockton-On-Tees

No onward chain. Extended 3-bed detached on corner plot with gardens, garage, off-street parking. Modern kitchen, open plan living, cloakroom, close to schools and amenities.

- An extended three bedroom detached house which has been very competitively priced for a quick sale
- Available for sale for sale with NO ONWARD CHAIN
- Located within this popular Eaglescliffe development, close to highly regarded junior and secondary schooling
- Occupying a corner plot with gardens to front, side and rear
- Rear driveway leading to the single garage
- Spacious open plan lounge with dining/garden room extension with patio doors to the rear garden
- Kitchen with a range of modern fitted units, built-in oven and hob, integrated dishwasher and washing machine
- Three first floor bedrooms
- Bathroom with white three piece suite and ground floor cloakroom/WC
- Gas central heating system and double glazed windows

# 38 Leicester Way

## Eaglescliffe, Stockton-On-Tees

**Offered for sale with NO ONWARD CHAIN**, and having been very competitively priced to encourage an early sale, this extended three bedroom detached house represents an excellent opportunity for buyers seeking a well-positioned family home within this popular Eaglescliffe development.

Occupying an attractive corner plot, the property enjoys gardens to the front, side and rear, together with a rear driveway providing off-street parking and access to the single garage.

The location is particularly appealing, being conveniently placed for a range of local amenities and within easy reach of highly regarded junior and secondary schooling.

Internally, the accommodation includes a spacious open plan lounge which flows through to an extended dining/garden room, enjoying views and access to the rear garden via patio doors.

The Kitchen is fitted with a range of modern wall and base units, incorporating a built-in oven and hob, together with an integrated dishwasher and washing machine.

A useful ground floor Cloakroom/WC further enhances the ground floor accommodation.

To the first floor are three bedrooms, served by a bathroom fitted with a white three piece suite.

Further benefits include a gas central heating system and double glazed windows.











**Services**
We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

**AGENTS REF:**
DC/LS/10112026

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

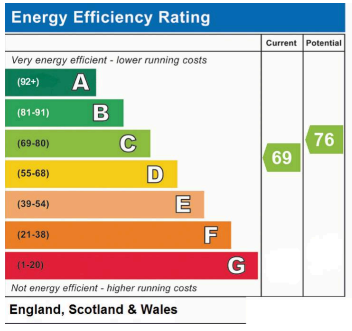


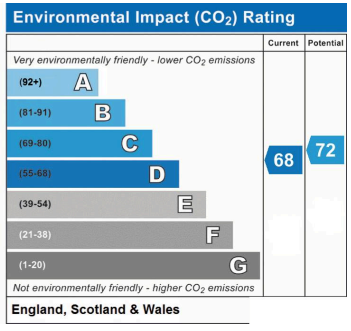






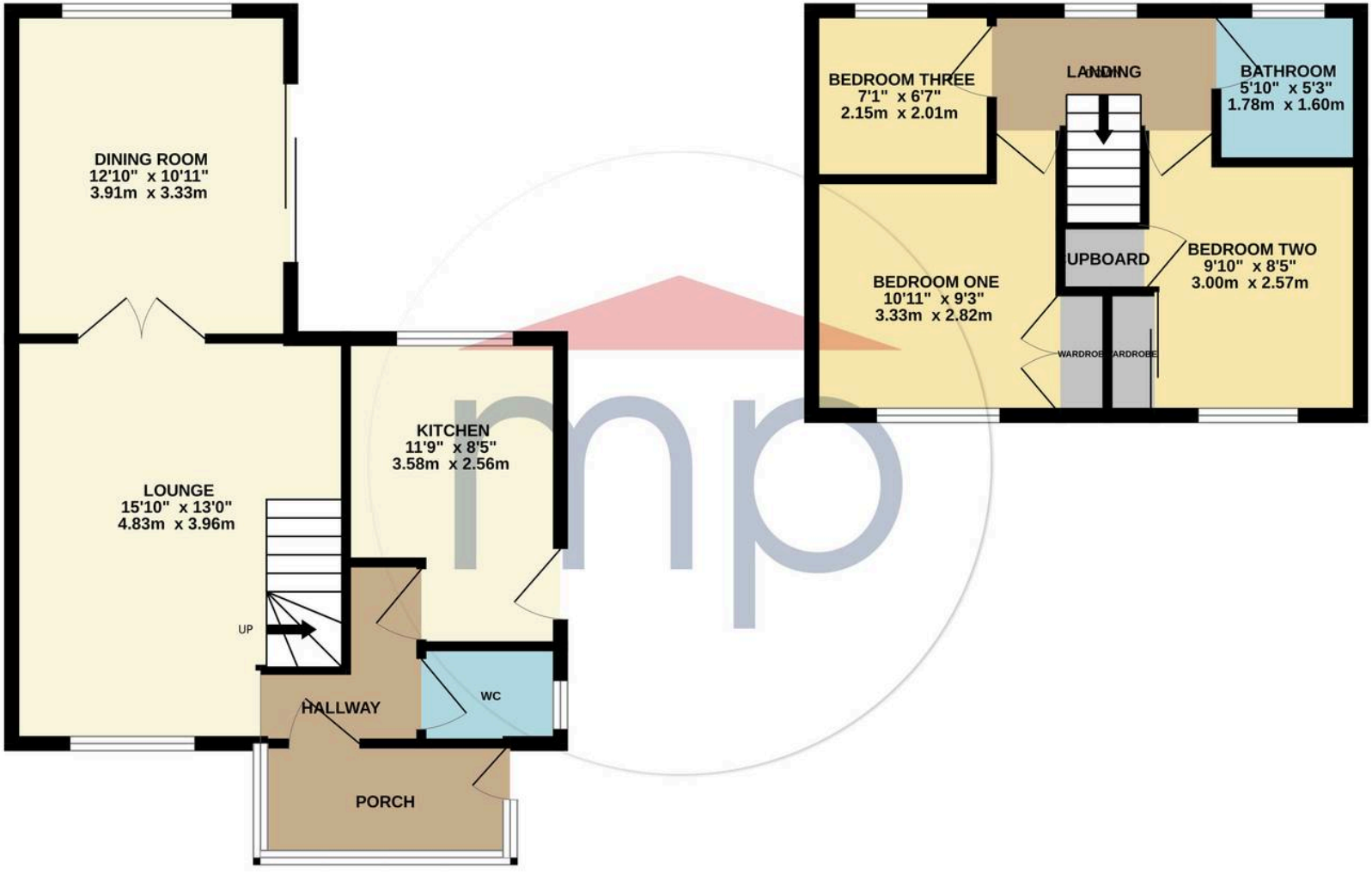



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
76
England, Scotland & Wales


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower $CO_2$ emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher $CO_2$ emissions
68
72
England, Scotland & Wales

GROUND FLOOR

1ST 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.
Made with Metropix ©2026

Michael Poole
SALES · LETTINGS · AUCTIONS



# Michael Poole


**Michael Poole, 59 High Street - TS15 9BH**

01642788878

Yarm@michaelpoole.co.uk

michaelpoole.co.uk/