

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



- ▲ An Impressive One Bedroom Second Floor Apartment (For Purchasers Over 60) Set Within This Prestigious Retirement Development
- ▲ Enjoying a Desirable Setting at the Junction of The Avenue & Yarm Road in Eaglescliffe
- ▲ Impressive Established Grounds with Attractive Gardens & Parking Area
- ▲ Secure Entrance, Communal Lounge & Kitchen
- ▲ Facilities for Social Events and Laundry Room

- ▲ Lift to Upper Floors & Emergency Call Service, Electric Heating & Double Glazing
- ▲ Spacious Lounge/Diner with an Electric Fire set in a Feature Surround
- ▲ Kitchen with a good range of fitted units, Built-In Oven, Hob & Integrated Fridge & Freezer
- ▲ Double Bedroom with Fitted Wardrobes
- ▲ Tiled Shower Room with Double Shower Cubicle

£99,950

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An impressive one bedroom second floor apartment (for purchasers over 60) set within this prestigious retirement development, enjoying a desirable setting at the junction of The Avenue and Yarm Road in Eaglescliffe with impressive established grounds with attractive gardens and parking area.

ACCOMMODATION

ENTRANCE

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

HALLWAY

With entrance door, coving and walk-in cupboard.

LOUNGE/DINER - 5.82m x 3.28m (19'1" x 10'9")

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

KITCHEN - 2.62m x 2.27m (8'7" x 7'5")

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 - 4.08m (13'5") x 2.76m (9'1") reducing to 1.57m (5'2")

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

SHOWER ROOM - 2.12m x 1.70m (6'11" x 5'7")

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

EXTERNALLY

GARDENS & PARKING

Delightful established grounds with attractive gardens & parking area.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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AGENTS NOTE:

Ground Rent - £3,346 PA
Service Charge - £425 PA

AGENTS REF: - DC/LS/YAR250096/17032025

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

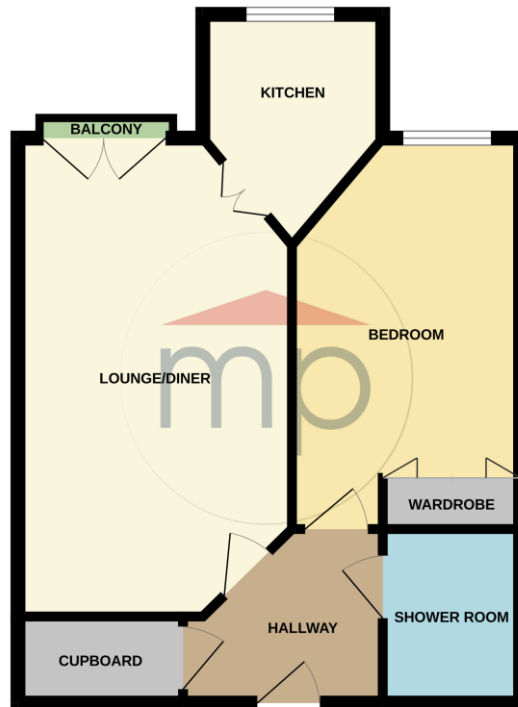
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GROUND FLOOR



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