



37 Pinewood Road, Eaglescliffe

Offers Over £200,000





## 37 Pinewood Road

Eaglescliffe, Stockton-On-Tees

A spacious three bedroom semi-detached home with two loft rooms offered for sale with NO ONWARD CHAIN and priced to reflect the need for refurbishment, allowing a buyer to put their own stamp on the property.

- A spacious three bedroom semi-detached home with two loft rooms offered for sale with NO ONWARD CHAIN
- Priced to reflect the need for refurbishment, allowing a buyer to put their own stamp on the property
- Lounge and separate Dining Room
- Kitchen with a range of fitted units
- Three first floor bedrooms
- Bathroom with three piece suite and shower enclosure
- Two loft rooms on the second floor with fixed staircase
- Gas central heating system and double glazing to most windows
- Forecourt to the front with enclosed rear garden and dilapidated garage



## GROUND FLOOR

### Hallway

**Lounge** 6.07m reducing to 4.04m x 4.29m plus bay.

### Inner Hall

**Dining Room** 3.82m x 3.01m

**Kitchen** 4.97m x 2.95m

### Rear Lobby

## FIRST FLOOR

### Landing

**Bedroom One** 4.32m reducing to 2.17m x 4.03m

**Bedroom Two** 3.34m x 3.20m

**Bedroom Three** 3.16m x 2.63m

**Bathroom** 3.13m x 2.27m reducing to 1.57m

## SECOND FLOOR

### Landing Area

**Loft Room One** 3.38m x 2.92m

**Loft Room Two** 2.76m x 2.51m

## EXTERNALLY

### Gardens

Forecourt area to the front of the house. A side access gate leads to the enclosed rear garden. There is also a garage located to the rear; however, it is currently in a dilapidated condition.



**Buyers Identification Check(s)**

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Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

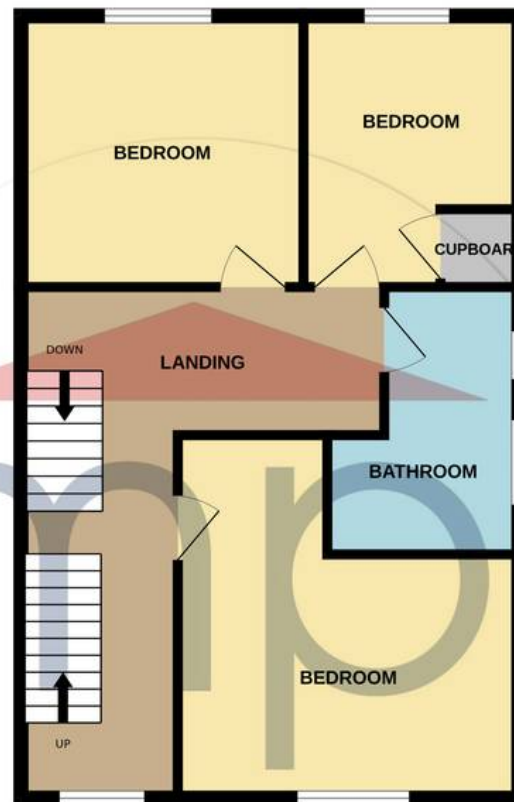


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 79        |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 49      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |

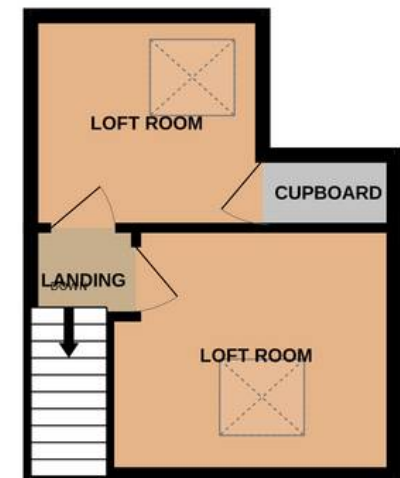
GROUND FLOOR



1ST FLOOR



2ND 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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