

ASPEN ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0LN



- ▲ A wonderful three bedroom semi-detached bungalow offered for sale with NO ONWARD CHAIN
- ▲ This well presented property offers generous accommodation enhanced by tasteful decor and high quality fittings
- ▲ Occupying a delightful plot, with a Southerly rear aspect, beautifully laid out gardens, long driveway and single garage
- ▲ Spacious lounge with an electric fire set in a feature surround
- ▲ Redesigned kitchen with built in double oven, microwave, integrated fridge/freezer, dishwasher and washing machine

- ▲ The main two bedrooms have fitted wardrobes, and the third bedroom/dining area leads to the double glazed conservatory
- ▲ Impressive, refitted shower room with double shower enclosure and attractive tiling together with a useful cloakroom/WC
- ▲ Gas central heating system and double glazing
- ▲ Sought after Eaglescliffe cul-de-sac, well placed for access to local amenities and shopping facilities

£250,000

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GROUND FLOOR

ENTRANCE LOBBY

CLOAKROOM/WC

LOUNGE - 5.94m x 4.20m (19'6" x 13'9")

KITCHEN - 3.31m x 3.11m (10'10" x 10'2")

INNER HALL

BEDROOM ONE - 4.53m x 2.84m (14'10" x 9'4")
Fitted wardrobes.

BEDROOM TWO - 4.03m x 2.95m (13'3" x 9'8")
Fitted wardrobes.

SHOWER ROOM - 3.08m x 1.68m (10'1" x 5'6")

BEDROOM THREE/DINING AREA - 3.60m x 2.08m (11'10" x 6'10")
Patio doors to ...

CONSERVATORY - 4.60m x 2.74m (15'1" x 9')

TO VIEW: Tel: 01642 788878
59 High Street, Yarm, TS15 9BH

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EXTERNALLY

GARDENS & PARKING

Lawned front garden with established shrub borders. A long paved driveway provides generous off street parking and leads on to the single garage. The delightful rear garden has a shaped lawn, an abundance of shrubs, paved patio areas, garden shed and greenhouse.

GARAGE - 5.12m x 2.55m (16'10" x 8'4")

With electric roller door, power points and lighting.

BUYERS IDENTIFICATION CHECK(S)

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.

AGENTS REF: - DC/LS/YAR260207/29052026

Council Tax Band: C **Tenure:** Freehold

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Tel: **01642 788878**



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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.
Made with Mapbox (2020)

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