



Highfield Drive, Eaglescliffe, Stockton-On-Tees, TS16 0DN

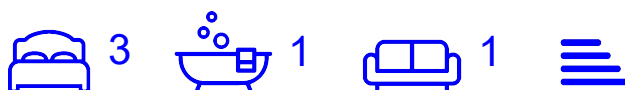
This immaculately presented three bedroom semi-detached family home enjoys a prime position in the heart of Eaglescliffe and benefits from a south-facing rear garden. Finished to a high standard throughout, the property features an entrance hall with parquet flooring leading into a lounge with an attractive bay window. To the rear, an impressive open plan kitchen and dining room has been refitted with a quality range of units, including a double oven, induction hob and integrated dishwasher. French doors from the dining area flood the space with natural light and provide a pleasant outlook over the garden. The ground floor also includes a utility room and cloakroom/WC, forming part of the original garage and offering useful storage space.

The first floor landing provides access to three well proportioned bedrooms and a superb refitted family bathroom, complete with a separate shower enclosure and rainfall shower.

Externally, the front of the property offers a block paved driveway and a garden with mature shrubs, while the rear features a gravel patio, lawned garden, established flower beds and hedging that provide a good level of privacy.

Set within this highly desirable Eaglescliffe location, the property is ideally placed for local shops including Tesco, a range of amenities such as Eaglescliffe Golf Course, and well regarded primary and secondary schools. Eaglescliffe Train Station is less than a mile away, the A66 offers excellent commuter links, and Yarm's charming High Street, with its boutique shops, restaurants and bars, is within easy reach.

£295,000



Highfield Drive, Eaglescliffe, Stockton-On-Tees, TS16 0DN

HALL

LOUNGE

16'9" x 12'4" (5.11m x 3.76m)

KITCHEN/DINING ROOM

13'11" > 9' x 26'4" (4.24m > 2.74m x 8.03m)

UTILITY ROOM

6'11" x 6'5" (2.11m x 1.96m)

DOWNSTAIRS WC

4'6" x 2'10" (1.37m x 0.86m)

LANDING

BEDROOM ONE

14'3" x 11' (4.34m x 3.35m)

BEDROOM TWO

12'4" x 11'9 (3.76m x 3.58m)

BEDROOM THREE

8'10" x 7'3" (2.69m x 2.21m)

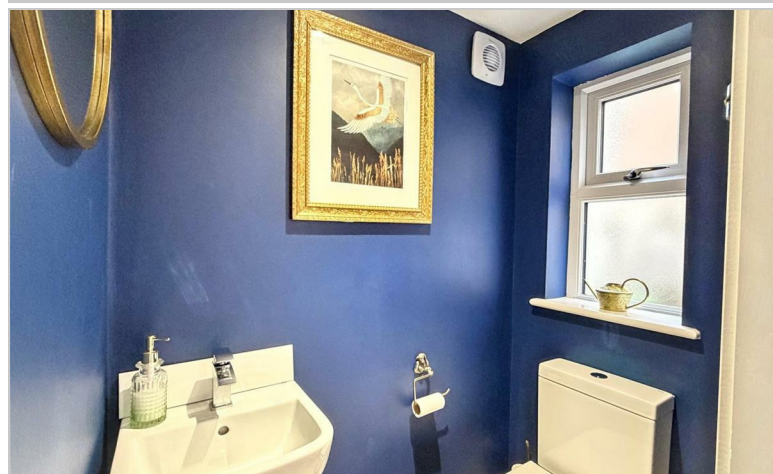
BATHROOM

9'4" x 5'5" (2.84m x 1.65m)

AML PROCEDURE

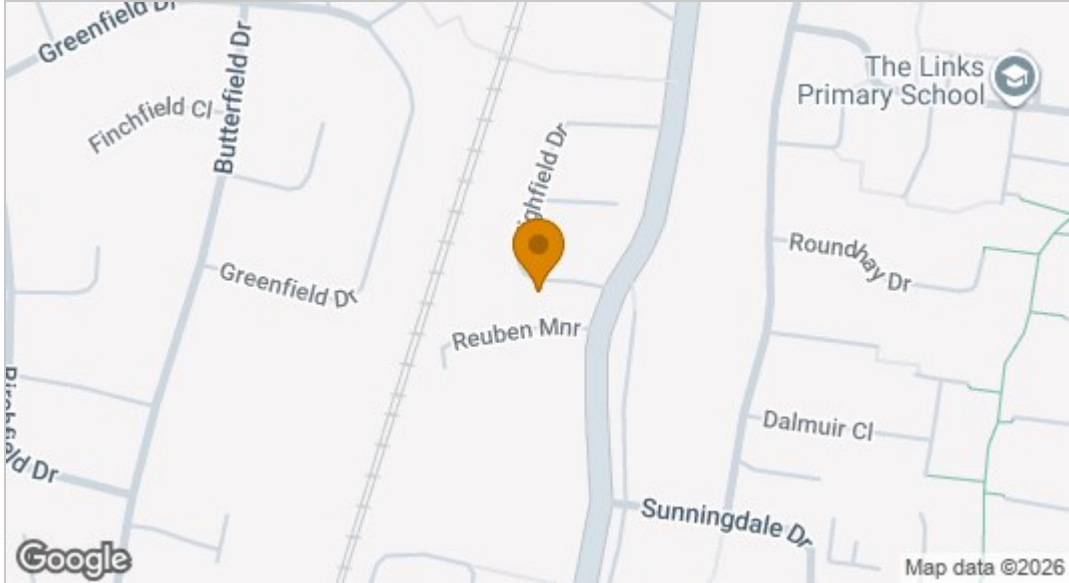
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



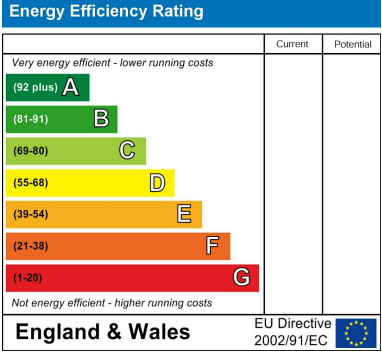




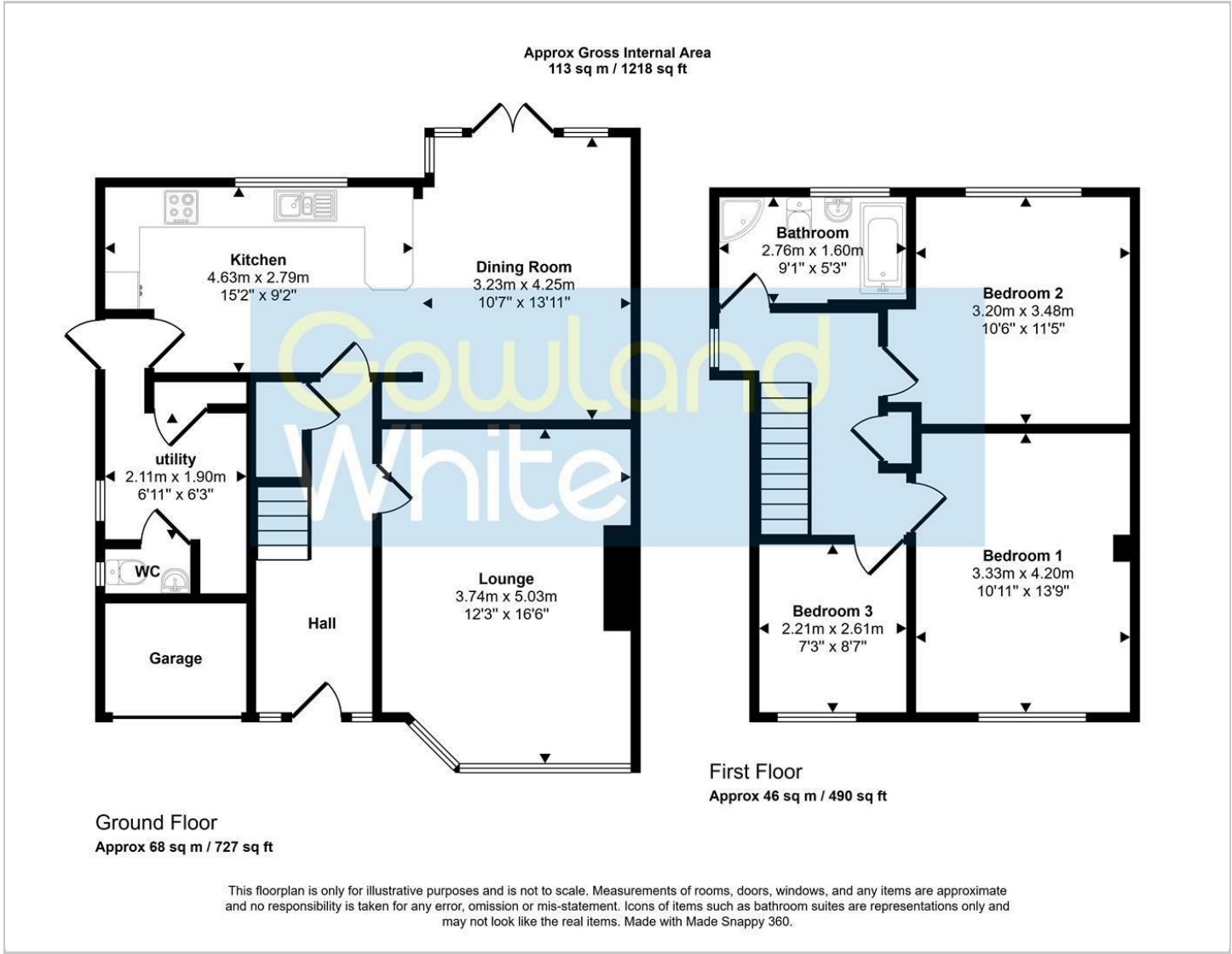
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.