



28 Glades Road, Eaglescliffe
£245,000





28 Glades Road

Eaglescliffe, Stockton-On-Tees

Built by Charles Church to the 'Stanton' design and located within the prestigious Hunters Edge development in Eaglescliffe, enjoying a prime cul-de-sac position with panoramic views over adjoining countryside, A three storey semi-detached home with three bedrooms and a versatile study Offered for sale with NO ONWARD CHAIN.

- Enjoying a prime cul-de-sac position with panoramic views over adjoining countryside
- A three storey semi-detached home with three bedrooms and a versatile study
- Offered for sale with NO ONWARD CHAIN
- Built by Charles Church to the 'Stanton' design and located within the prestigious Hunters Edge development in Eaglescliffe
- Lounge with double glazed French doors and Juliet balcony on the first floor opening to the kitchen/diner
- Spacious upgraded kitchen/diner with quality worktops, built in double oven, gas hob, integrated fridge/freezer and dishwasher
- Three generous second floor bedrooms and versatile first floor study
- Impressive bathroom with white three piece suite, ground floor cloakroom/WC and utility room
- Gas central heating system via a combination boiler and double glazing
- Lawned gardens to front and rear, block paved driveway and car port area

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROUND FLOOR

Entrance Hallway

Utility Room 6' 7" x 6' 2" (2.00m x 1.87m)

Cloakroom/WC 6' 7" x 3' 3" (2.00m x 1.00m)

FIRST FLOOR

Landing

Study 7' 5" x 6' 7" (2.27m x 2.00m)

Lounge 13' 0" x 10' 5" (3.95m x 3.18m)

Kitchen/Diner 17' 6" x 11' 1" (5.33m x 3.38m reducing to 2.53m)

SECOND FLOOR

Landing Area

Bedroom One 12' 5" x 10' 5" (3.78m x 3.17m)

Bedroom Two 11' 8" x 7' 2" (3.56m x 2.18m)

Bedroom Three 10' 1" x 8' 3" (3.07m x 2.51m)

EXTERNALLY

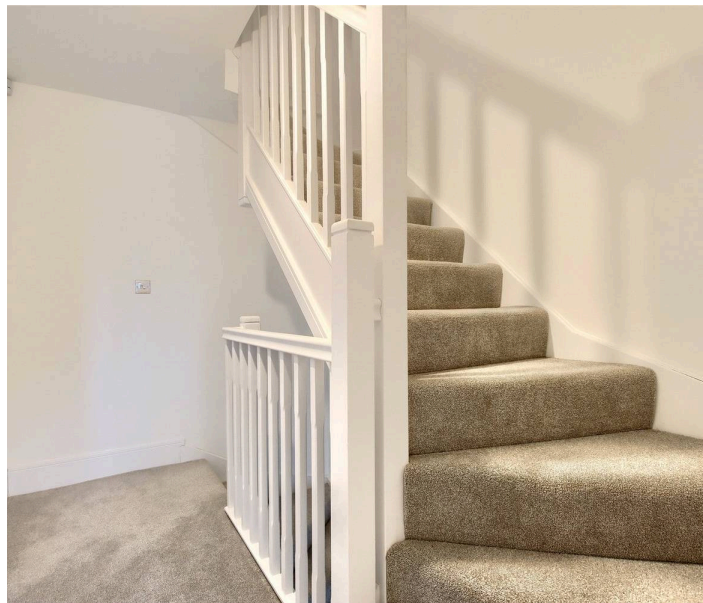
Gardens & Parking

The property enjoys a pleasant cul-de-sac setting with panoramic views over adjoining countryside. To the front of the house there is a lawned front garden with a block paved driveway leading through to an open car port area. A gate to the rear of the car port provides access to the generous enclosed rear garden which is mainly laid to lawn.



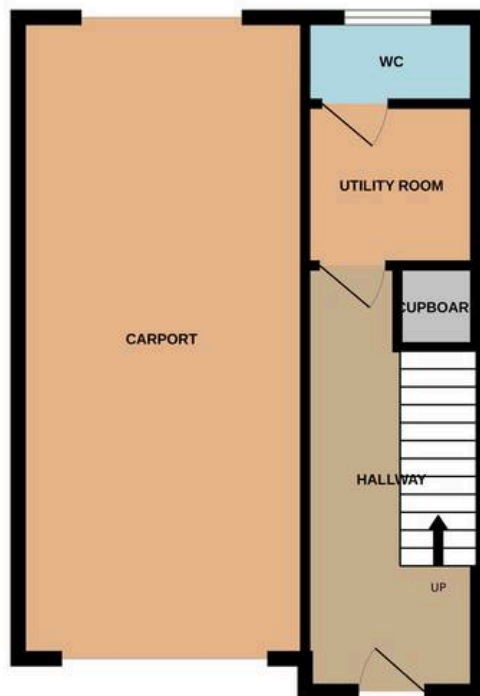
Buyers Identification Check(s)

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.

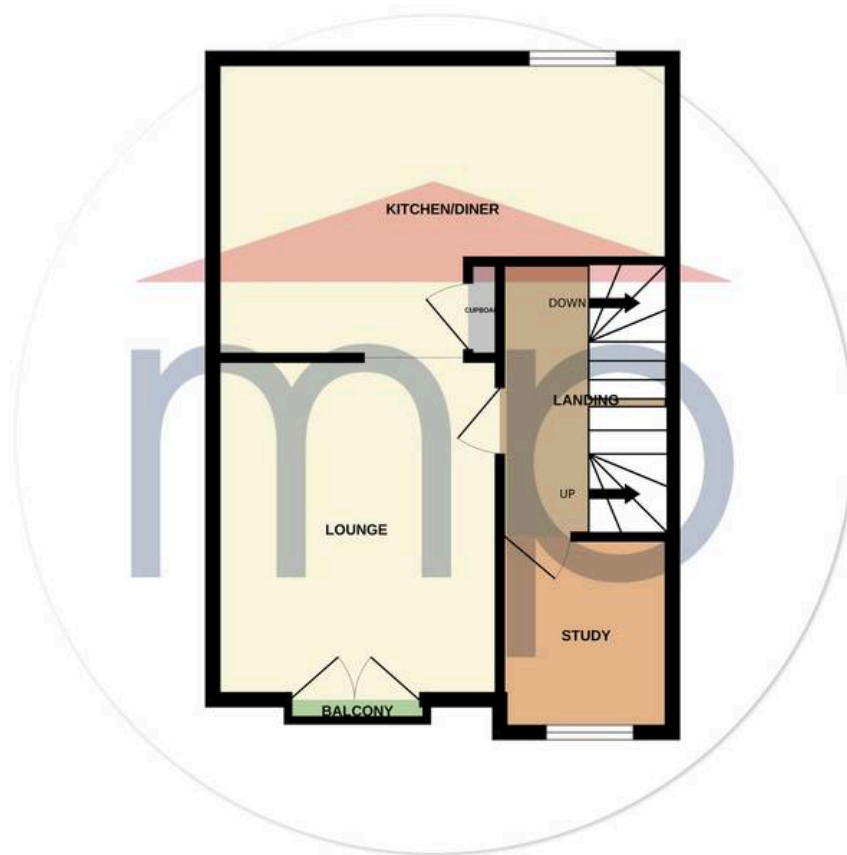




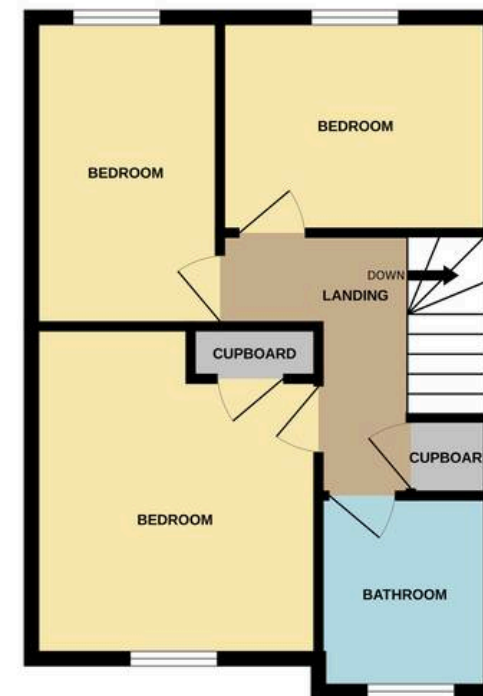
GROUND FLOOR



FIRST 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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