



Crossthwaite Drive, Eaglescliffe, Stockton-On-Tees, TS16 0FP
3 Bed - House - Semi-Detached
£215,000

Council Tax Band: C
EPC Rating: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Crossthwaite Drive, Eaglescliffe, TS16 0FP

*** IDEAL FOR FIRST TIME BUYER OR SMALL FAMILY ***

Situated within the sought after new development within Eaglescliffe, this stunning three bedroom, semi-detached house, located within a quiet cul-de-sac.

The property briefly comprises of; Entrance Hall, Good Sized Living Room with understairs storage, leading to a modern fully fitted kitchen / diner / utility area with French Doors to the rear garden, in addition you will find a spacious downstairs wc.

The first floor provides a landing with storage cupboard, with the Master bedroom benefitting from en-suite shower room, an additional two further bedrooms and a family bathroom.

Externally, the property has well maintained lawn to the front with a double length driveway to the side of the property, and a generous rear garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.



GROUND FLOOR

Entrance Hall

4'5" x 6'9" (1.37m x 2.07m)

Living Room

11'6" x 14'6" (3.51m x 4.44m)

Kitchen / Diner

10'10" x 12'4" (3.32m x 3.76m)

Utility Area

3'6" x 6'1" (1.08m x 1.87m)

Downstairs WC

3'7" x 5'8" (1.10m x 1.75m)

FIRST FLOOR

Landing

3'1" x 8'11" (0.94m x 2.74m)

Bedroom 1

9'8" x 10'6" (2.96m x 3.22m)

En-Suite

3'10" x 6'5" (1.19m x 1.97m)

Bedroom 2

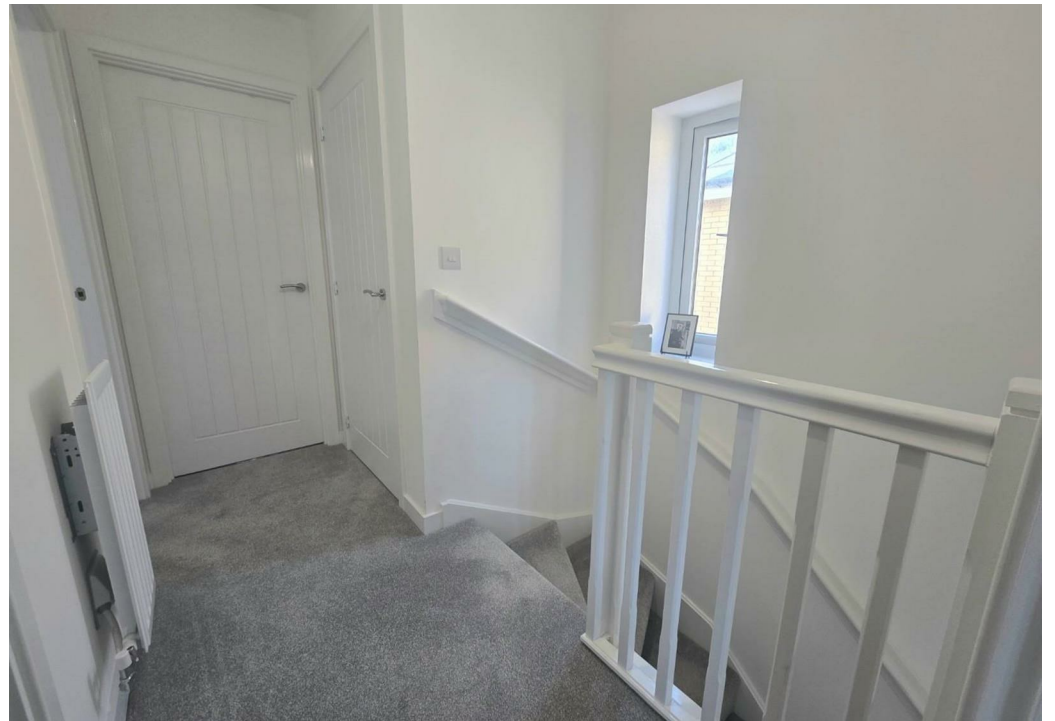
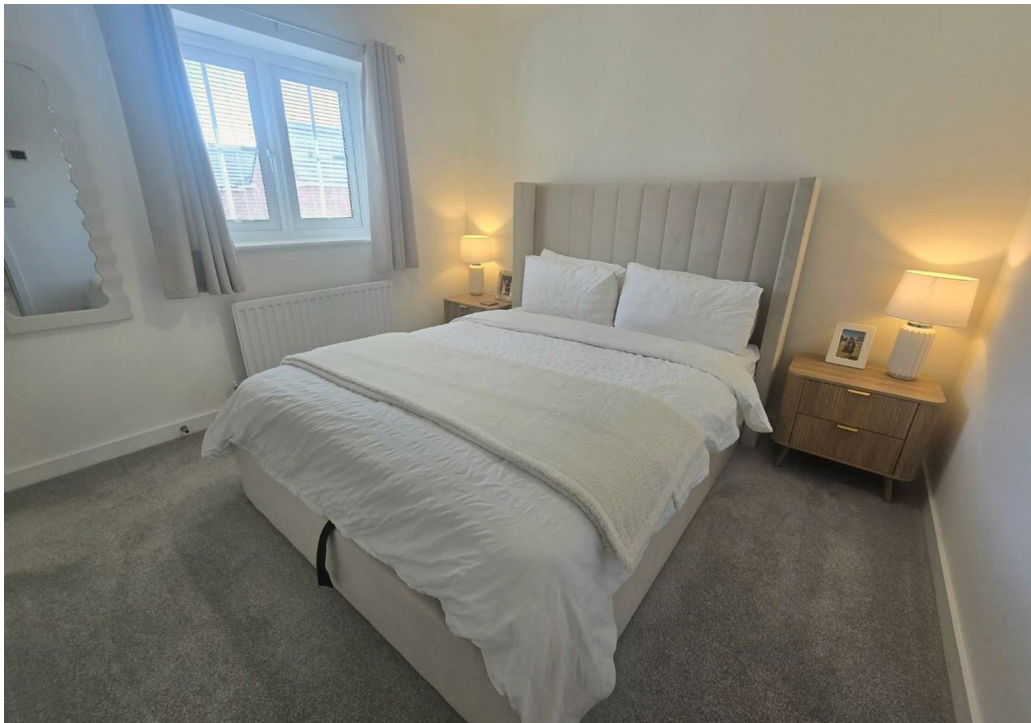
7'9" x 10'5" (2.38m x 3.20m)

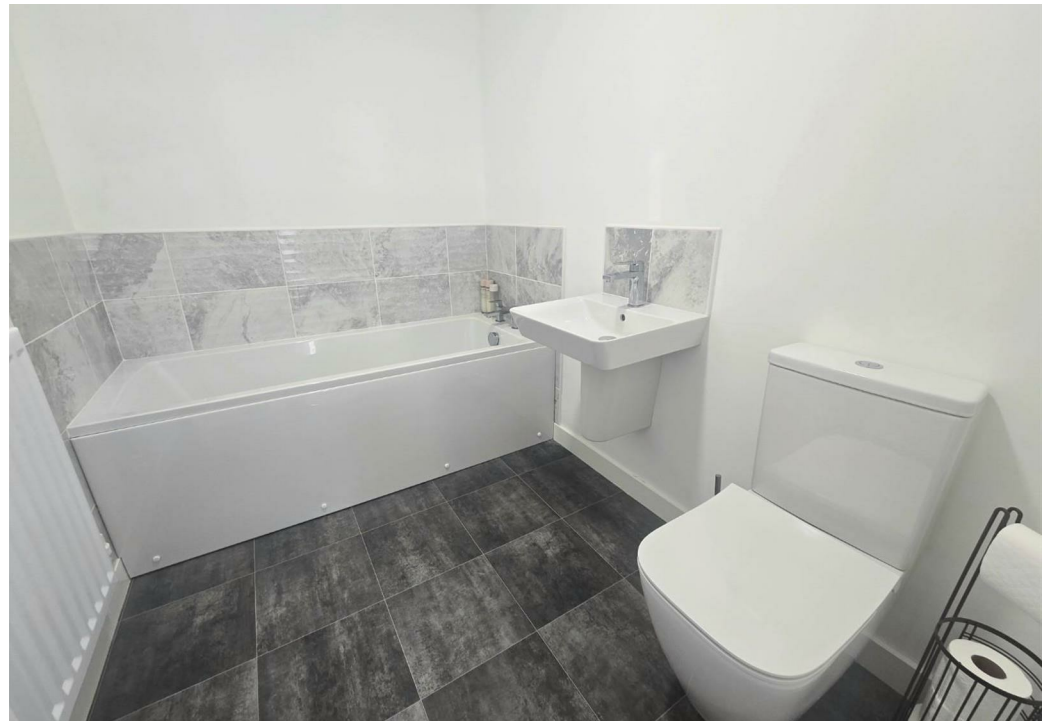
Bedroom 3

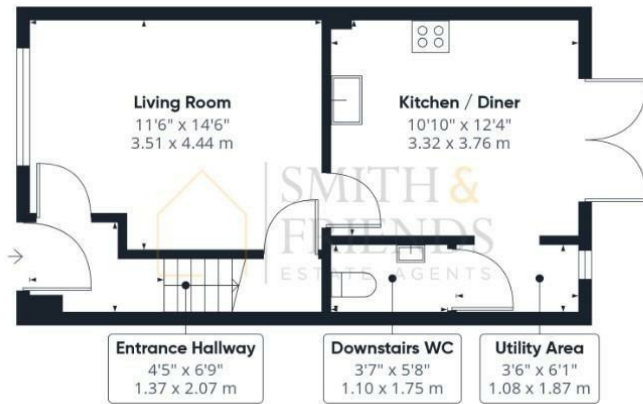
6'6" x 6'11" (2.00m x 2.12m)

Family Bathroom

7'9" x 5'6" (2.37m x 1.69m)







Ground Floor



Floor 1

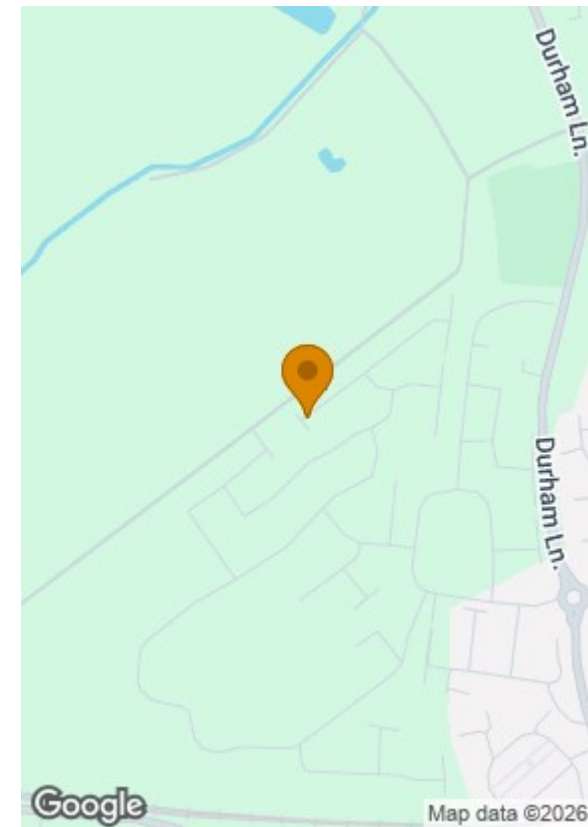


Approximate total area⁽¹⁾
742 ft²
68.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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