

BROOKWOOD WAY, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 9ET



- ▲ A spacious, extended, three bedroom detached home being offered for sale with NO ONWARD CHAIN
- ▲ Set within this popular Eaglescliffe development, close to highly regarded schooling, shopping facilities and a medical centre
- ▲ Occupying a generous plot with established gardens to front and rear, double width driveway and single garage
- ▲ Extensive lounge with electric fire in feature surround and separate sitting/dining room
- ▲ Kitchen extension with a range of fitted units, built in oven and hob
- ▲ Double glazed conservatory
- ▲ Family bathroom with white suite including Jacuzzi bath, separate shower enclosure together with a ground floor Cloakroom/WC
- ▲ Three bedrooms (originally designed as a four bedroom house) all having fitted wardrobes
- ▲ Gas central heating system and double glazing

£315,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A spacious, extended, three bedroom detached home being offered for sale with NO ONWARD CHAIN and occupying a generous plot with established gardens to front and rear, double width driveway and single garage.

GROUND FLOOR

HALLWAY

CLOAKROOM/WC

LOUNGE - 6.03m x 3.75m (19'9" x 12'4")

**SITTING/DINING ROOM - 6.03m (19'9") x 4.28m (14'1")
reducing to 3.62m (11'11")**

KITCHEN - 4.59m x 2.56m (15'1" x 8'5")

CONSERVATORY - 4.73m x 3.45m (15'6" x 11'4")

FIRST FLOOR

LANDING

BEDROOM ONE - 5.42m (17'9") to robes x 3.29m (10'10")
Fitted wardrobes.

BEDROOM TWO - 3.90m x 3.41m (12'10" x 11'2")
Fitted wardrobes.

BEDROOM THREE - 2.61m x 2.43m (8'7" x 8')

BATHROOM - 2.49m x 2.34m (8'2" x 7'8")

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

www.michaelpoole.co.uk



BROOKWOOD WAY, TS16 9ET



EXTERNALLY

GARDENS & PARKING

Lawned garden to the front of the house with a double width driveway leading to the single garage. The pleasant, enclosed rear garden is mainly laid to lawn with shrub borders, paved patio area and timber summerhouse. To the side of the house, there is a generous paved area.

GARAGE - 5.68m x 2.72m (18'8" x 8'11")

With up and over door, side door and window, power points and lighting.

AGENTS REF: - DC/LS/YAR260138/27042026

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**





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 Metrepro ©2020

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Yarm Office on Tel: **01642 788878**
59 High Street, Yarm, TS15 9BH