



8 Langdon Way Eaglescliffe, Stockton-On-Tees, TS16 0GE

AVAILABLE NOW - EARLY VIEWING'S RECOMMENDED - NO SMOKERS

Situated in the highly sought-after area of Eaglescliffe, this beautifully presented four-bedroom detached home offers generous, well-planned accommodation throughout, all finished in a fresh, neutral décor ready to move straight into.

The ground floor comprises a spacious and welcoming lounge, a separate dining room ideal for entertaining, and a modern fitted kitchen complete with a built-in fridge freezer, dishwasher, oven/grill and hob. To the rear, a bright conservatory provides additional living space overlooking the garden, while a convenient downstairs WC completes the ground floor.

Upstairs, the property offers four bedrooms, including a spacious principal bedroom with en-suite shower room, together with a modern family bathroom.

£1,450 Per Month

8 Langdon Way

Eaglescliffe, Stockton-On-Tees, TS16 0GE



- FOUR BEDROOM DETACHED HOME
- SPACIOUS LOUNGE, DINING ROOM & BRIGHT CONSERVATORY
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- PRIVATE REAR GARDEN, DRIVEWAY & INTEGRAL GARAG
- SOUGHT-AFTER EAGLESCLIFFE LOCATION CLOSE TO EXCELLENT AMENITIES & TRANSPORT LINKS

Lounge

17'08" x 10'05 (5.38m x 3.18m)

Dining Room

10'07" x 8'08 (3.23m x 2.64m)

Kitchen

14'11" x 8'02 (4.55m x 2.49m)

Conservatory

12'02" x 9'05 (3.71m x 2.87m)

Bedroom One

11'04" x 10'06 (3.45m x 3.20m)

En-Suite

Bedroom Two

10'05" x 8'11 (3.18m x 2.72m)

Bedroom Three

12'08" x 8'08 (3.86m x 2.64m)

Bedroom Four

9'11" x 6'11 (3.02m x 2.11m)

Family Bathroom

Downstairs WC



Directions





Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |