

37 Leicester Way, Eaglescliffe

£190,000

Michael Poole
SALES · LETTINGS · AUCTIONS



37 Leicester Way

Eaglescliffe, Stockton-On-Tees

Part Exchange Via Taylor Wimpey -A very competitively priced three bedroom detached home with lawned gardens to front and rear, attractive impressed concrete driveway and a single garage.

- A very competitively priced three bedroom detached home located within this popular Eaglescliffe development
- Close to highly regarded Junior and Secondary schooling and shopping facilities
- Lawned gardens to front and rear, attractive impressed concrete driveway and single garage
- Light and airy open plan Lounge/Dining Room
- Double glazed Conservatory with double doors opening to the rear garden
- Kitchen with a modern range of high gloss units, built in oven, hob and microwave oven
- Redesigned Bathroom with modern white three piece suite and useful ground floor Cloakroom/WC
- Gas central heating system and double glazing
- We believe this property will interest a variety of prospective buyers and early viewing comes highly recommended

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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

Entrance Hall

Cloakroom/WC - 5' 6" x 3' 5" (1.68m x 1.04m)

Lounge/Dining Room - 15' 11" x 13' 1" (4.85m x 4.00m)

Conservatory - 11' 4" x 9' 0" (3.45m x 2.74m)

Kitchen - 12' 3" x 8' 4" (3.73m x 2.54m)

FIRST FLOOR

Landing

Bedroom One - 10' 2" x 10' 1" (3.10m x 3.07m)
Fitted wardrobes.

Bedroom Two - 9' 8" x 7' 7" (2.95m x 2.30m)
Built in single wardrobe/cupboard.

Bedroom Three - 7' 3" x 6' 7" (2.20m x 2.00m)
Built in bedroom furniture.

Bathroom - 7' 10" x 5' 5" (2.40m x 1.65m)

EXTERNALLY

Gardens, Parking & Garage
Lawned front garden with an attractive impressed concrete driveway providing off street parking. In addition, there is a single garage with up and over door and side access door. The rear garden is enclosed and offers a raised lawn together with a generous paved patio area.

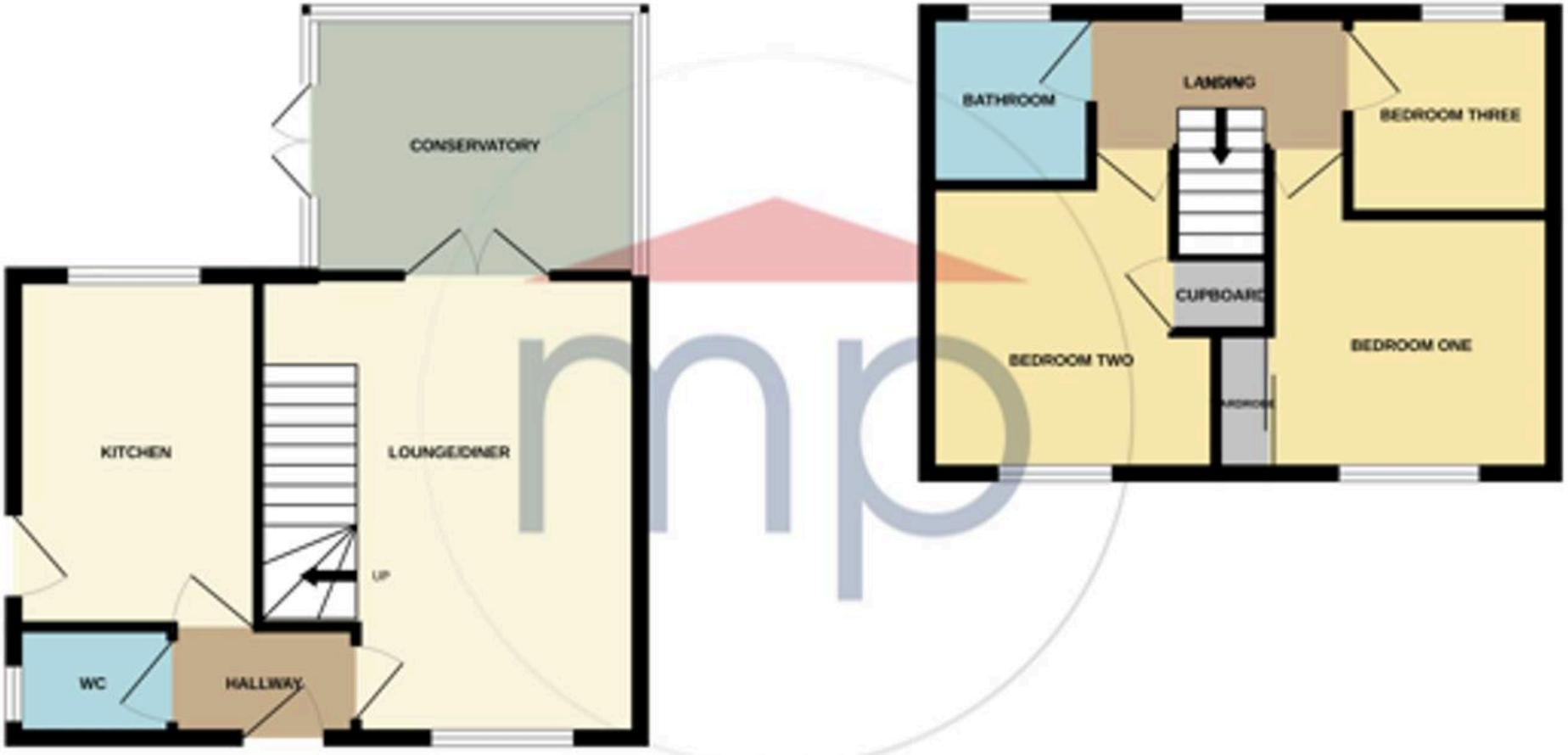






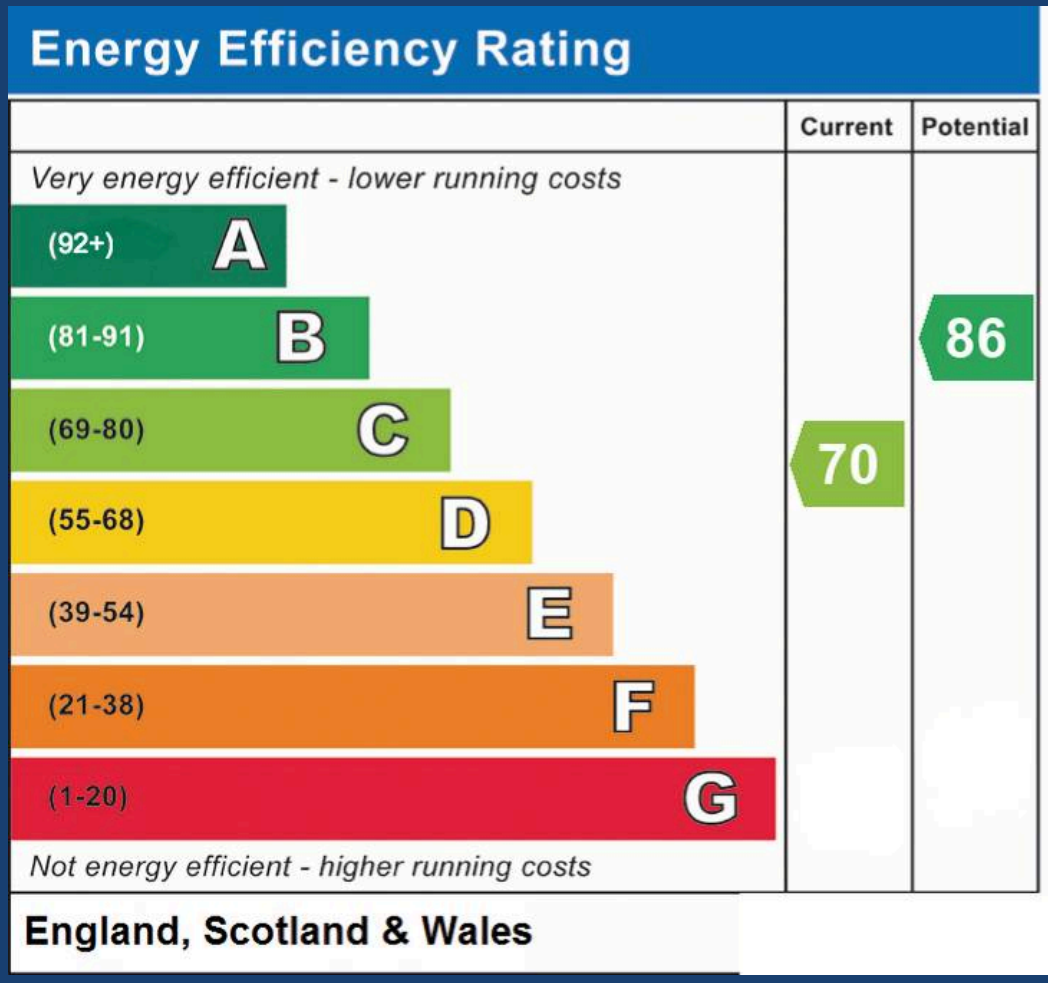
GROUND FLOOR

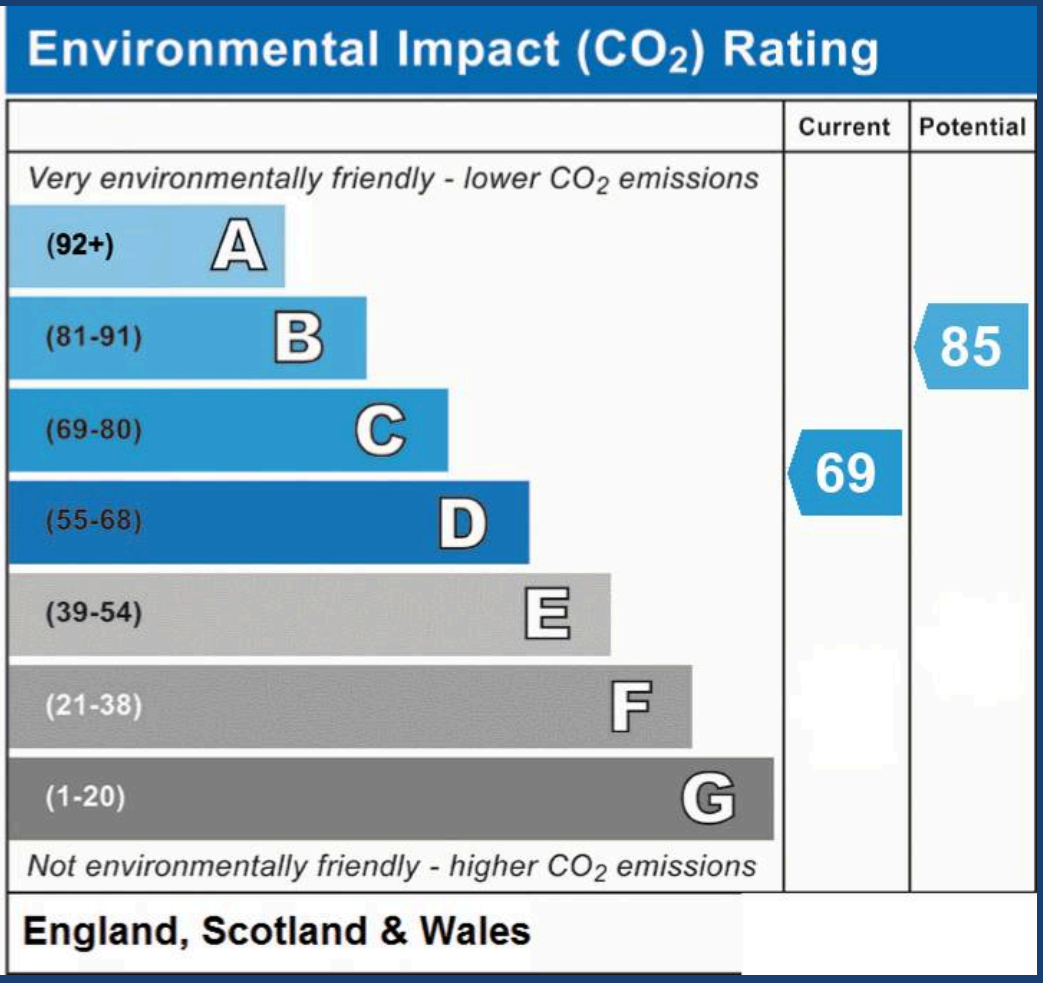
1ST FLOOR



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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