



**Kirkfell Close, Eaglescliffe Stockton-On-Tees TS16 0DU**

**welcome to**

## **Kirkfell Close, Eaglescliffe Stockton-On-Tees**

Well presented three bedroom semi-detached home in a quiet cul-de-sac in Eaglescliffe. Spacious lounge, modern kitchen diner, conservatory, three good sized bedrooms and family bathroom. Driveway parking and enclosed rear garden. Close to amenities, transport and schools. Viewing advised.

### **Lounge**

15' 8" max x 14' 6" ( 4.78m max x 4.42m )

Window to front, radiator, stairs to first floor, electric fireplace

### **Kitchen**

14' 6" x 8' 2" ( 4.42m x 2.49m )

Radiator, storage cupboard, TV point, oven with gas hob and extractor fan, sink with drainer, fridge freezer, range of wall and base units

### **Conservatory**

13' 3" x 11' 8" ( 4.04m x 3.56m )

UPVC, brick base

### **Bedroom 1**

14' 5" max x 8' 4" max ( 4.39m max x 2.54m max )

Window to front, radiator, fitted wardrobes

### **Bedroom 2**

10' x 8' 4" ( 3.05m x 2.54m )

Window to rear, radiator

### **Bedroom 3**

10' 1" max x 5' 8" ( 3.07m max x 1.73m )

Window to front, radiator, cupboard above stairs

### **Bathroom**

Bath with shower unit, window to rear, wash hand basin, low level WC, spotlights, cladding, towel rail

### **Front Garden**

Driveway with space for 3-4 cars

### **Rear Garden**

Patio, access to garage, enclosed, outbuilding





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- CUL-DE-SAC
- CONSERVATORY
- OFF-STREET PARKING
- FRONT AND REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# **£190,000**

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