

COATHAM VALE, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0RA



- ▲ An attractively presented, significantly improved three bedroom detached home available with NO ONWARD CHAIN
- ▲ Enjoying a delightful cul-de-sac setting, close to highly regarded junior and secondary schooling and shopping facilities
- ▲ Occupying a generous plot with impressive established gardens to front and rear, block paved driveway and single garage
- ▲ Extensive through lounge/dining room with the focal point being the log burning stove
- ▲ Modern kitchen with an excellent range of fitted units together with a built-in oven and hob
- ▲ Three generous first floor bedrooms
- ▲ Impressive bathroom with white three piece suite together with a useful additional first floor WC
- ▲ Gas central heating system via a combination boiler and replacement double glazing
- ▲ Early viewing of this delightful home comes highly recommended

£245,000

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GROUND FLOOR

ENTRANCE LOBBY

THROUGH LOUNGE/DINING ROOM - 6.6m (21'8") x 3.43m (11'3") reducing to 2.64m (8'8")

KITCHEN - 3.23m x 2.18m (10'7" x 7'2")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.96m x 2.7m (13' x 8'10")

BEDROOM TWO - 3.23m x 2.26m (10'7" x 7'5")

BEDROOM THREE - 2.7m x 2.6m (8'10" x 8'6")

BATHROOM - 2.24m x 2.18m (7'4" x 7'2")

ADDITIONAL WC - 1.42m x 0.91m (4'8" x 3')

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

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EXTERNALLY

GARDENS & GARAGE

Garden area to the front with a block paved driveway providing off street parking and leading to the single garage with up and over door and housing the Wall mounted combination boiler. To the rear there is a generous established garden, being mainly laid to lawn with shrub borders, a variety of trees and having a generous paved patio area.

AGENTS REF: - DC/LS/YAR250434/13012026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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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