



Ann Cordey
ESTATE AGENTS

3 Meadow End, Eaglescliffe, Stockton-On-Tees, TS16 0DT
Offers In The Region Of £220,000



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Meadow End is a small cul-de-sac of only a handful of properties and is nestled in a pleasant position within the Orchard Estate in the highly sought Eaglescliffe Area. The property has been a much loved home for a number of years and has been extended to offer generous ground floor living accommodation. To the first floor all three bedrooms are of a good size and further easy accessible storage space is available with a fixed staircase to the attic area which has been boarded and has electricity supply, fitted storage cabinets and a window to the side.

The kerb appeal is very pretty with the front garden being enclosed by established hedging, there is a small lawn and a resin driveway allowing for off street parking. This is in addition to a single GARAGE. There is also an enclosed garden to the rear which has an abundance of mature flowering plants and shrubs.

Eaglescliffe is popular with a host of buyers and especially families being drawn by the number of well regarded schools within easy access. The cobbled high street at Yarm is within walking distance with an array of independent shops, cafes, pubs and restaurants. And the train station at Eaglescliffe has main line service to London for commuters and day trippers alike. There are also excellent road links towards the A66 and A19. A local park is literally around the corner along with a local parade of shops ,pub and golf course and lovely river walks.

The property itself is immaculately presented and benefits from double glazing and gas central heating (with the boiler being installed in 2023) and is in ready to move into order whilst offering the exciting opportunity to enhance it further by putting your own stamp on the internal decor. Early viewing is highly recommended.

TENURE: Freehold
COUNCIL TAX:

ENTRANCE VESTIBULE

A composite door opens into the handy entrance porch which is ideal for coats and shoes. A door leads through to the hallway which has the staircase to the first floor and a door through to the lounge.

LOUNGE

13'10" x 12'3" (4.23 x 3.74)

A welcoming reception room with a feature fireplace to the chimney breast with and electric stove to cast a cosy glow. Storage has been built into the each alcove and the room is open plan to a dining area.

DINING ROOM

10'9" x 7'3" (3.30 x 2.21)

Versatile space to use as living or dining space with a door through to the kitchen.

KITCHEN

10'9" x 8'0" (3.29 x 2.44)

The kitchen has been fitted with an ample range of pine effect cabinets with complementing bloack worksurfaces and stainless steel sink unit. The integrated appliances includes an electric double oven, gas hob and extractor hood. The free standing under counter fridge is included in the sale, there is also plumbing for an automatic washing machine. The room has been finished in ceramic tiling and has a window to the side and a leads through to the extension which is has been used as a second sitting room/dining room.

SITTING ROOM

15'1" x 12'11" (4.61 x 3.96)

A fantastic addition to the home and really enhances the ground floor accommodation further. A very pleasant room, light and bright with two windows overlooking the rear garden. A single UPVC door leads out to the side of the property.



FIRST FLOOR

LANDING

The landing leads to all three bedrooms and the wetroom/WC. There is a window to the side and a fixed staircase to the converted attic space.

BEDROOM ONE

13'6" x 8'7" (4.12 x 2.64)

The principal bedroom of the home overlooks the front aspect and has a range of built in wardrobes and over head storage.

BEDROOM TWO

9'3" x 8'5" (2.82 x 2.58)

A second double bedroom, this time overlooking the rear aspect and having a built in storage cupboard.

BEDROOM THREE

6'9" x 7'11" (2.06 x 2.42)

A single bedroom which overlooks the front aspect and has a built in storage cupboard which houses the central heating boiler.

ATTIC

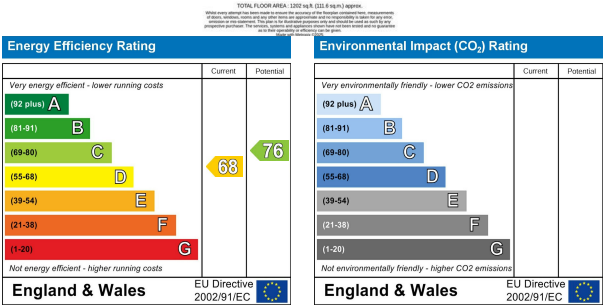
Accessed by a fixed staircase the attic area has been converted for easily accessible storage with built in storage cabinets and a desk. The room has electrics and is carpeted and has a window to the side aspect.

WET ROOM/WC

Wet room floor with a corner shower cubicle with electric shower and there is a pedestal hand basin and WC. Finished in easy to maintain ceramic tiling and the room has a window to the rear.

EXTERNALLY

The property sits in pretty and well established gardens to the front and rear. The front garden is screened by established hedging and has a lawn area and borders. The resin driveway allows for off street parking. Double timber gates leads down to a single GARAGE which has an electric roller door, light and power. The rear garden is quite private and has a paved patio seating area which is enclosed by a picket fence and gate. The lawned area is enclosed by established borders which have an abundance of flowers, plants and shrubs to add colour an interest. There is also a useful water tap and hose and outside lights.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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