

LANGDON WAY, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0GE



- ▲ A beautifully presented, extensively upgraded three bedroom detached home set within the popular Hunters Green development
- ▲ Occupying a substantial plot with generous gardens, garden/entertainment room, driveway and partially converted garage
- ▲ Lounge/dining room with gas fire and double doors opening to the double glazed conservatory
- ▲ Stunning remodelled kitchen with quality units and worktops, pantry unit, pull out larder and island unit with breakfast bar
- ▲ Integrated appliances include, hide and slide oven, microwave, induction hob and integrated dishwasher
- ▲ Three bedrooms, all with fitted wardrobes and the master has an en-suite shower room
- ▲ Family bathroom with white three piece suite and ground floor cloakroom/WC
- ▲ gas central heating system and double glazing
- ▲ Excellent location close to highly regarded junior and secondary schooling and shopping facilities

Offers Over £275,000

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GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.57m x 0.86m (5'2" x 2'10")

LOUNGE/DINING ROOM - 5.58m x 3.41m (18'4" x 11'2")

CONSERVATORY - 2.90m x 2.50m (9'6" x 8'2")

BREAKFAST KITCHEN - 4.97m x 3.51m (16'4" x 11'6")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.54m x 3.40m (11'7" x 11'2")
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.63m x 1.50m (8'8" x 4'11")

BEDROOM TWO - 3.99m x 2.52m (13'1" x 8'3")
Fitted wardrobes.

BEDROOM THREE - 2.65m x 2.41m (8'8" x 7'11")

BATHROOM - 1.99m x 1.97m (6'6" x 6'6")

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

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EXTERNALLY

GARDENS & PARKING

Low maintenance front garden with a double width driveway allowing access to the partially converted garage with up and over door. The generous rear garden is mainly laid to lawn with two decked seating areas and composite fencing. In addition, there is a versatile outdoor garden/entertainment room 4.74m x 2.81m with double access doors, power points and lighting.

AGENTS REF: - DC/LS/YAR250295/22092025

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

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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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