



## 3B Langdale Close Egglecliffe, Stockton-On-Tees, TS16 9DN

AVAILABLE EARLY MAY – SORRY, NO PETS OR SMOKERS

This well-presented, fully furnished one-bedroom first-floor apartment is situated in the highly sought-after area of Egglecliffe, just a 10-minute walk from Yarm's charming cobbled High Street, offering a variety of boutique shops, restaurants, and bars. The surrounding area provides scenic countryside and riverside walks, while Egglecliffe Village itself features a local pub/restaurant, a historic 900-year-old church, and a primary school.

The accommodation briefly comprises a spacious lounge/diner, a fitted kitchen with appliances, one bedroom, and a bathroom. Additional benefits include allocated parking, gas central heating, and uPVC double glazing throughout.

£600 PCM

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- ONE BEDROOM
- OFF ROAD PARKING
- FULLY FURNISHED
- FIRST FLOOR APARTMENT
- GAS CENTRAL HEATING
- GREAT TRANSPORT LINKS
- FANTASTIC LOCATION
- ALL APPLIANCES INCLUDED

Hallway

Lounge

14'4 x 12'7 (4.37m x 3.84m)

Kitchen

8 x 6'2 (2.44m x 1.88m)

Bedroom 1

11'0 x 6'8 (3.35m x 2.03m)

Bathroom

8'1 x 6'3 (2.46m x 1.91m)



Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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