



3 Lytham Walk, Eaglescliffe

Offers Over £99,950





3 Lytham Walk

Eaglescliffe, Stockton-On-Tees

A stylish one bedroom ground floor apartment offered for sale with NO ONWARD CHAIN, nicely positioned in this popular Eaglescliffe development with private front and rear gardens.

- A stylish one bedroom ground floor apartment
- Offered for sale with the benefit of NO ONWARD CHAIN
- Nicely positioned in this popular Eaglescliffe development close to an excellent range of amenities
- Private enclosed rear garden, ideal for outdoor entertaining and private lawned garden to the front
- Allocated car parking space and additional visitor's spaces
- Gas central heating system and double glazed windows
- Nicely presented lounge
- Kitchen with a good range of fitted units and some freestanding appliances
- Double bedroom with fitted wardrobes to one wall
- Impressive, redesigned shower room with double shower enclosure

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Eaglescliffe, Stockton-On-Tees

Situated within this popular Eaglescliffe development, this stylish one bedroom ground floor apartment offers an excellent opportunity for first-time buyers, downsizers or those seeking a conveniently located home.

Offered for sale with the significant benefit of NO ONWARD CHAIN, the property is ideally positioned close to an excellent range of local amenities, making everyday living both easy and convenient.

Nicely presented throughout, the apartment features an inviting lounge, providing a comfortable space in which to relax and unwind, alongside a well equipped kitchen with a good range of fitted units and a selection of freestanding appliances.

The double bedroom benefits from fitted wardrobes to one wall, while the impressive, redesigned shower room adds a contemporary touch, featuring a generous double shower enclosure.

A particular highlight is the private, enclosed rear garden, offering an ideal setting for outdoor entertaining, summer dining or simply enjoying some peaceful time outdoors. A private lawned garden to the front further enhances the property's appeal, while an allocated parking space and additional visitor parking provide welcome practicality.

Further benefits include gas central heating and double-glazed windows.

Combining stylish accommodation, private outdoor space and a convenient location, this appealing apartment is an excellent choice for those looking for a comfortable, low maintenance home in this sought after area of Eaglescliffe.



Agents Note:

Insurance: £220.29 PA Ground Rent: £20 PA

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

DC/LS/26102026

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

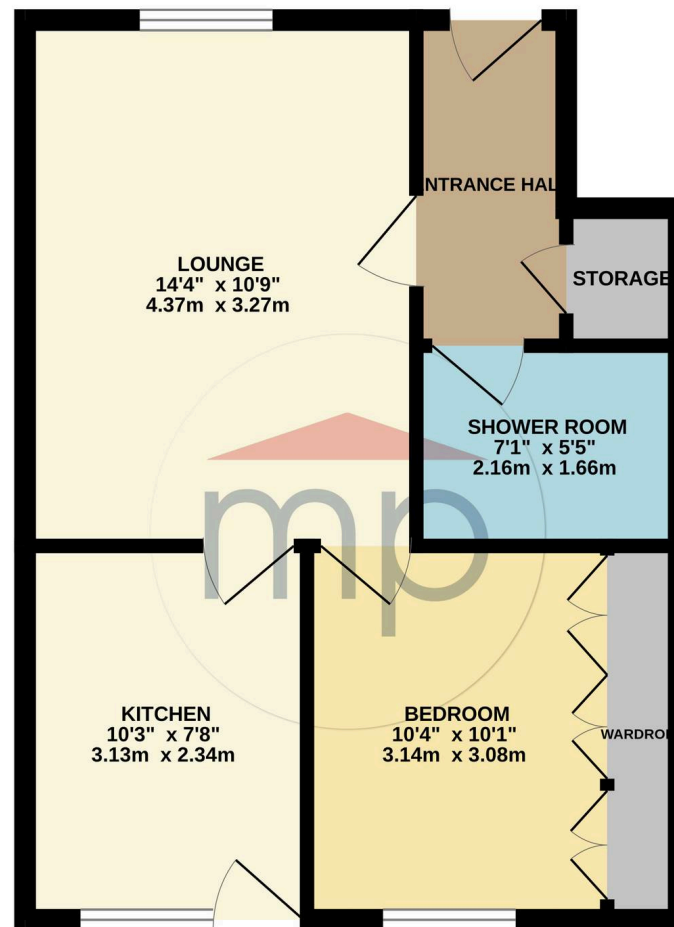




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GROUND FLOOR



3 LYTHAM WALK

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		81
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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