



Cotherstone Close, Eaglescliffe, Stockton-on-Tees, TS16 0GD

This beautifully presented four bedroom detached house with garage and south facing rear garden is located in a cul-de-sac position on the popular Hunters Green development.

The hallway features custom built understairs storage and leads to a lounge with a large bay window, electric fireplace, and double doors opening to a standout kitchen/dining room. Spanning the full width of the house, this impressive space features contemporary units, Silestone worktops, and a peninsular island. Integrated appliances include a fridge/freezer, oven, induction hob, microwave, washing machine, dryer, and warming drawer. The garden room, accessible through double doors, enjoys delightful views of the rear garden. A downstairs W/C completes the ground floor.

Upstairs are four well proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a fully tiled en-suite with a large shower cubicle. Two additional bedrooms also have wardrobes, while the fourth is currently used as a study. A modern family bathroom with a shower over the bath completes the upper floor.

The property is warmed by gas central heating and the double glazed windows and doors have been replaced in recent years. The front garden is lawned with mature shrubs, while a double width block paved driveway leads to the garage. The south-facing rear garden features a raised planter and generous patio areas, perfect for enjoying its sunny aspect.

Conveniently located within easy reach of Yarm High Street's excellent range of shops, cafes, and restaurants, the property also provides great access to primary and secondary schools, Tesco Supermarket, and local bus routes with Allens West Train Station and the A66 offering easy transport links across the North East.

£319,995



HALL

LOUNGE

16'11" x 10'5" (5.16m x 3.18m)

KITCHEN/DINING ROOM

25'9" x 8'9" (7.85m x 2.67m)

GARDEN ROOM

12'7" x 11'7" (3.84m x 3.53m)

W/C

5'2" x 2'9" (1.57m x 0.84m)

LANDING

MASTER BEDROOM

15'4" x 10'6" (4.67m x 3.20m)

EN-SUITE

6'3" x 7'10" (1.91m x 2.39m)

BEDROOM TWO

8'7" x 11'10" (2.62m x 3.61m)

BEDROOM THREE

10'6" x 9'0" (3.20m x 2.74m)

BEDROOM FOUR

9'8" x 6'9" (2.95m x 2.06m)

BATHROOM

5'1" x 7'5" (1.55m x 2.26m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



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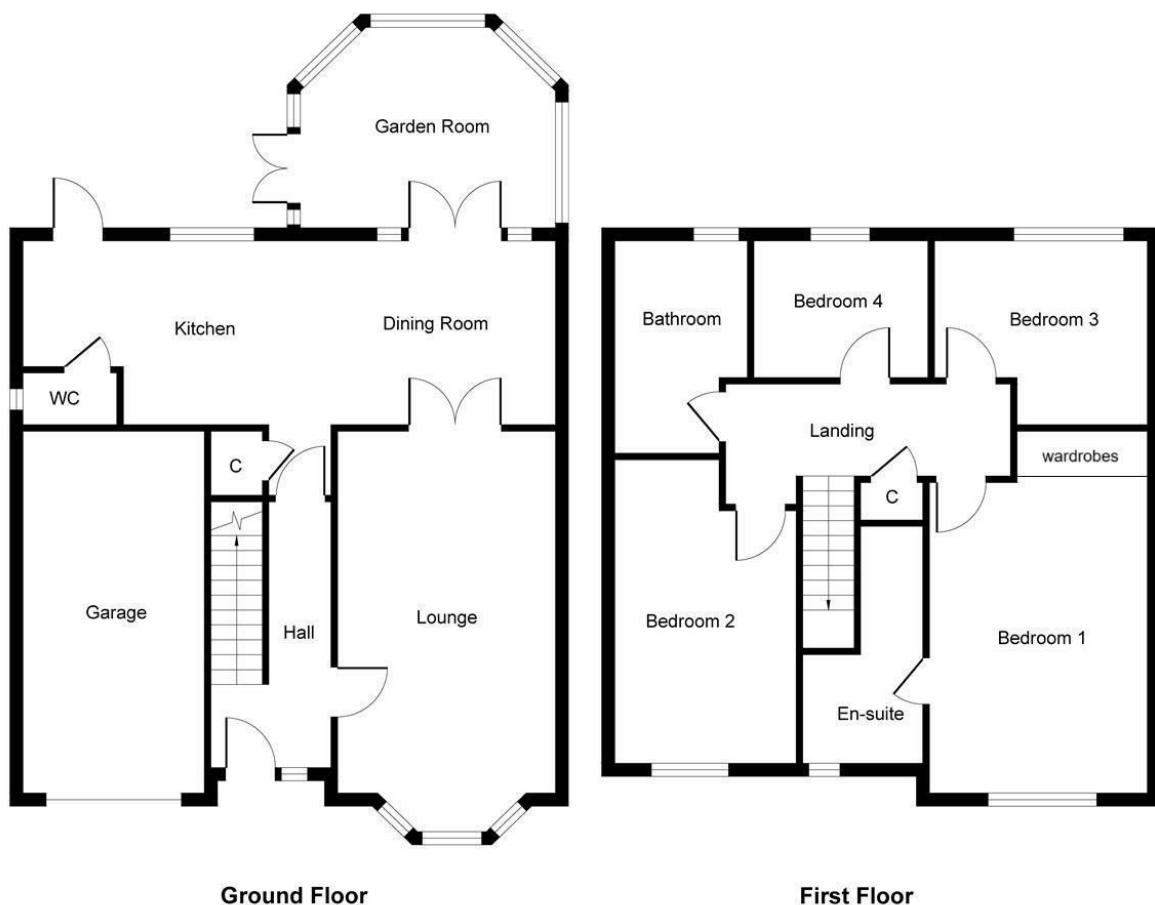


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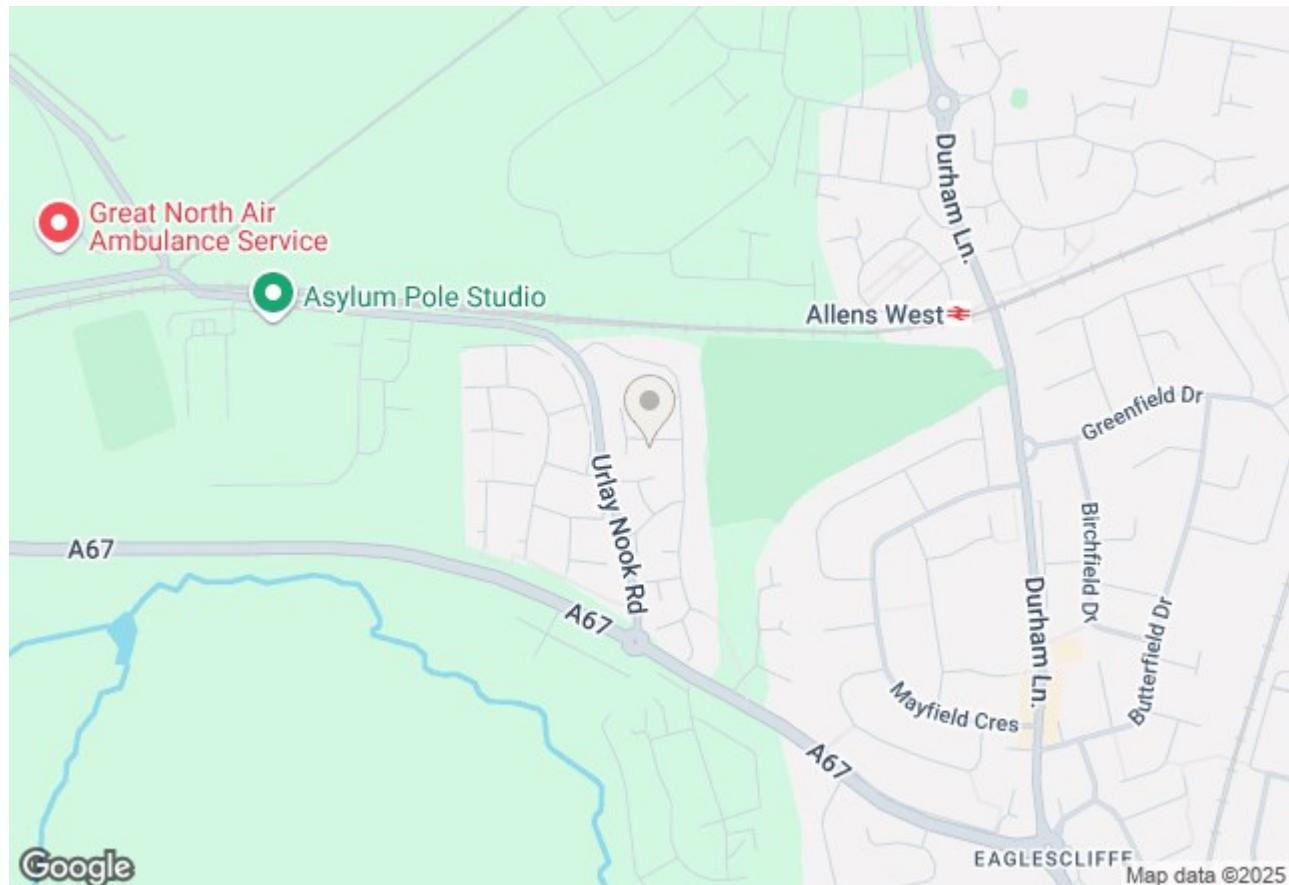
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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