



## Mickleton Drive, Eaglescliffe, Stockton-on-Tees, TS16 0NZ

Tucked away in a cul-de-sac within a sought-after development in Eaglescliffe, this delightful three bedroom immaculate end terrace house offers a wonderful opportunity for families and professionals. Perfectly positioned for easy access to highly regarded junior and secondary schools, as well as access to Yarm High Street.

The property features a hall, well-appointed kitchen/dining room featuring a stylish range of fitted units and integrated appliances, lounge to the rear with double glazed French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. A ground floor cloakroom/WC adds extra practicality and completes the ground floor

Upstairs, there are three bedrooms and a superb family bathroom complete with a charming roll top bath and a shower over, blending modern comfort with classic character. Outside, a driveway provides off-street parking for two cars and leads to the attached single garage.

The rear garden features a well-maintained lawn, a patio area and a timber shed for additional storage. There is also convenient access to the garage directly from the garden, adding to the overall practicality of the home.

This is a lovely home in a prime location, offering comfort, style, and all the benefits of modern living.

Offers In The Region Of £210,000



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## HALL

## KITCHEN/DINING ROOM

13'7" x 11'5" (4.14m x 3.48m)

## DOWNSTAIRS WC

4'8" x 3' (1.42m x 0.91m)

## LOUNGE

14'8" x 11'5" (4.47m x 3.48m)

## LANDING

## BEDROOM ONE

14'8" x 9'7" (4.47m x 2.92m)

## BEDROOM TWO

9'8" x 7'11" (2.95m x 2.41m)

## BEDROOM THREE

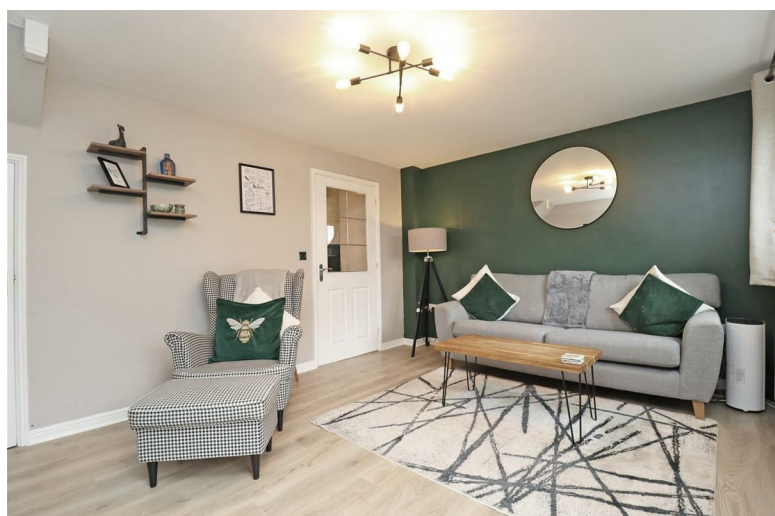
6'6" x 6'5" (1.98m x 1.96m)

## BATHROOM

8'4" x 5'4" (2.54m x 1.63m)

## 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.



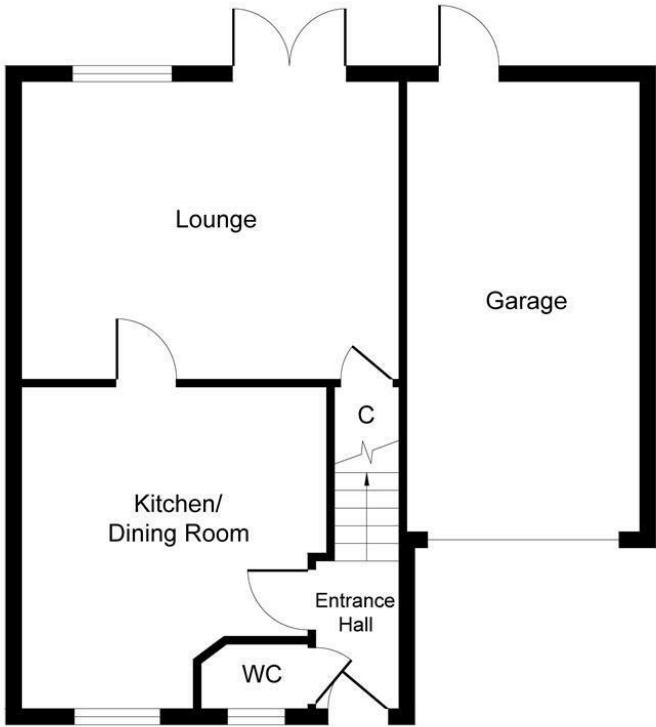
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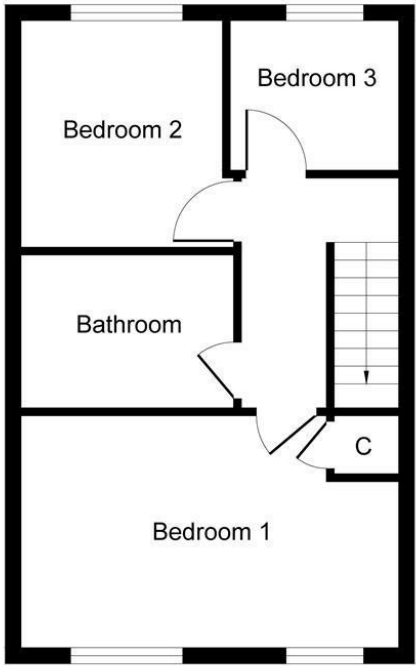
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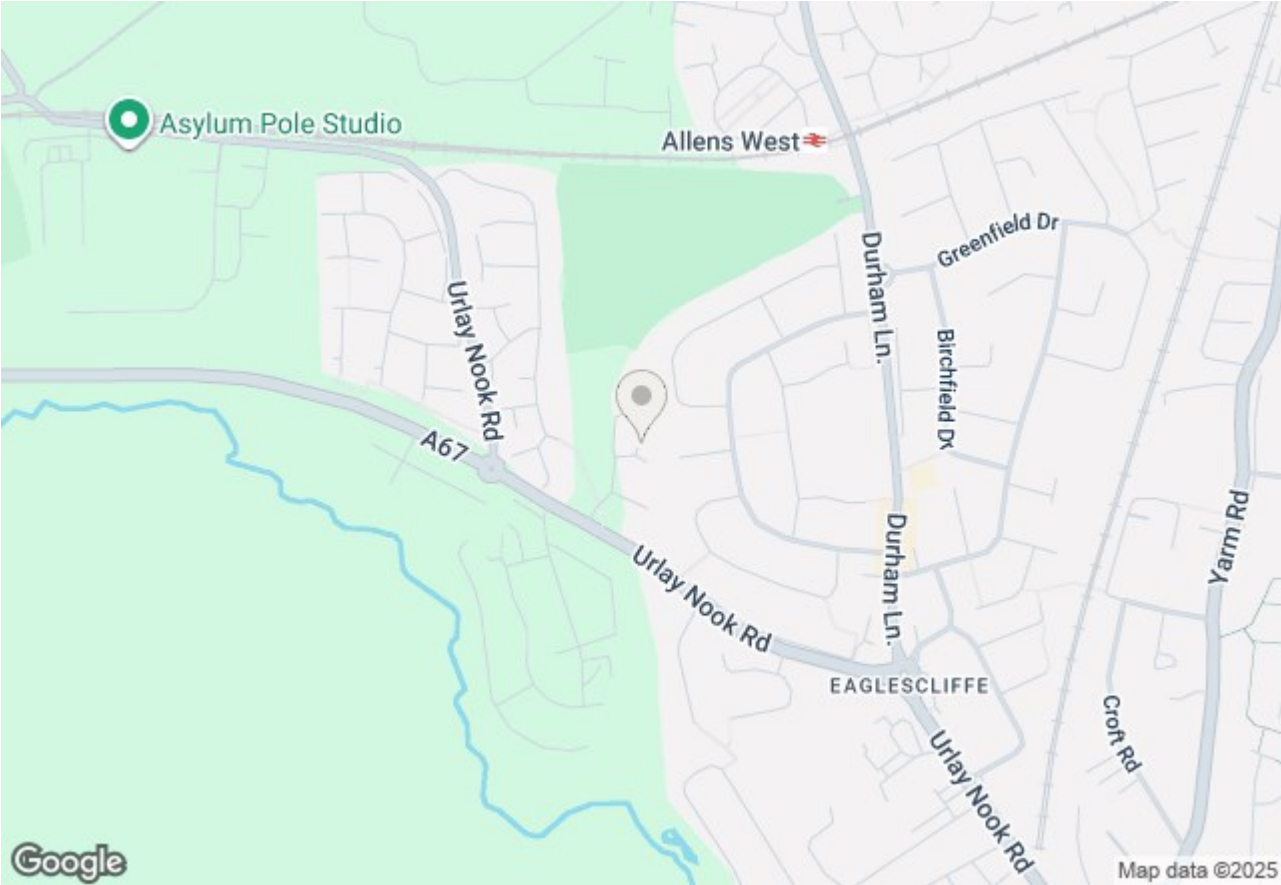
Ground Floor





First Floor

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	
Very energy efficient - lower running costs			
(92 plus) A		88	
(81-91) B			
(69-80) C	74		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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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