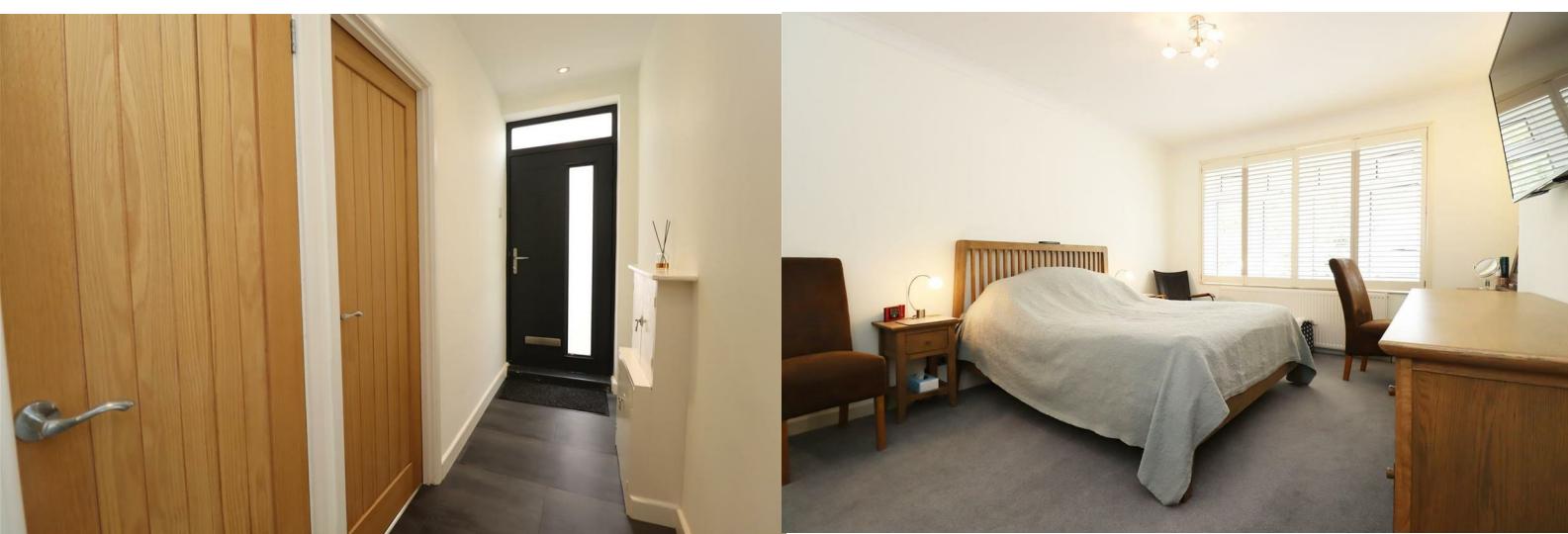




7 Seymour Grove, Eaglescliffe, Stockton-On-Tees, TS16 0LB

SUBSTANTIALLY EXTENDED AND FULLY REFURBISHED BUNGALOW, which must be seen to appreciate the high standard of accommodation this stunning home has to offer. This impressive property has recently undergone an extensive programme of improvements and enhancements and is immaculately presented throughout with high quality fixtures and fittings. Internally the accommodation has been re-wired and plastered, re-plumbed with a new boiler, has new internal oak doors, custom made shutters, new flooring and fresh decoration. The home has a light and airy feel, with the generous open plan kitchen/living/dining room benefiting from 'tilt and turn' windows and French doors opening out to the rear garden, allowing for lots of natural light. The kitchen is fitted with a good range of 'Howdens' high gloss units including built in electric oven, induction hob, integrated dishwasher and fridge/freezer and a door into the study. An access door leads to a large store room (previously the garage) which currently houses the washing machine and tumble dryer, to be included in the sale, and has power, lighting and 'Latham' insulated metal security doors to the front and rear aspects in addition to 'Siberian larch cladding' to the external walls. Moving through the property bedroom one benefits from a refitted en-suite in addition to a walk in wardrobe, bedroom two has fitted Barker and Stonehouse wardrobes, included in the sale, and there is a refitted shower room with double width shower enclosure, which completes the accommodation. Outside, the external walls to the bungalow have been rendered with 'Weber' self cleaning rendering and has mostly new uPVC double glazed windows and doors, an electric car charging point added to the side, and solar panels have been installed. Ample off road parking is available on the large block paved driveway to the front and side. To the rear, the enclosed garden is well presented with lawn, paved patio area and pathway, along with a timber garden

Asking Price £235,000



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ENTRANCE HALL

LOUNGE/DINING

21'0" x 19'6" (6.40 x 5.94)

KITCHEN

BEDROOM ONE

14'10" x 11'0" (4.52 x 3.35)

EN-SUITE

7'3" x 5'4" (2.21 x 1.63)

WALK IN WARDROBE

5'4" x 3'8" (1.63 x 1.12)

BEDROOM TWO

11'2" x 9'11" (3.40 x 3.02)

SHOWER ROOM

7'2" x 4'7" (2.18 x 1.40)

STUDY

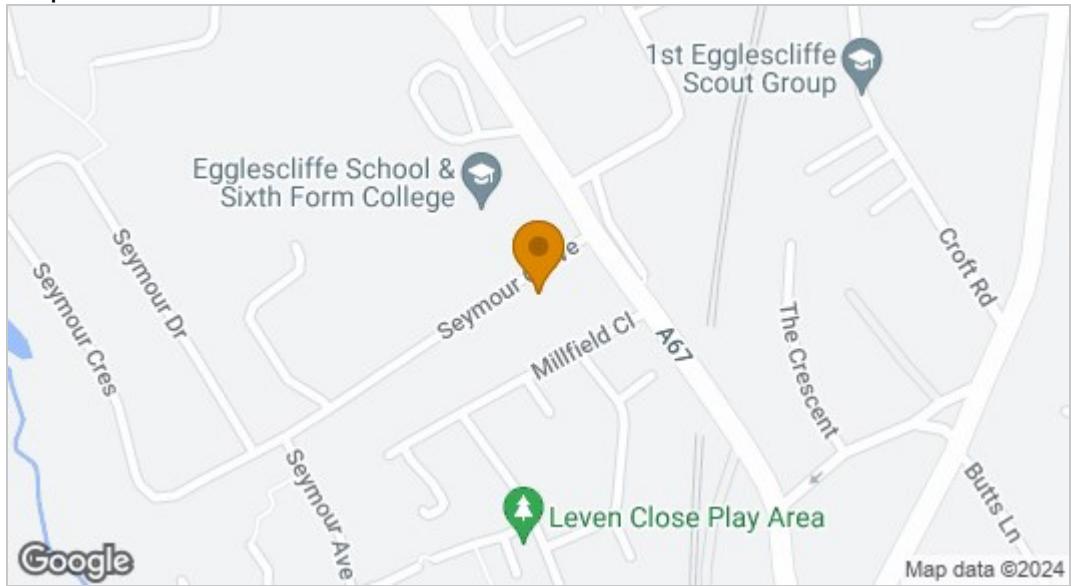
5'4" x 5'0" (1.63 x 1.52)

UTILITY/STORE

24'5" x 7'9" (7.44 x 2.36)



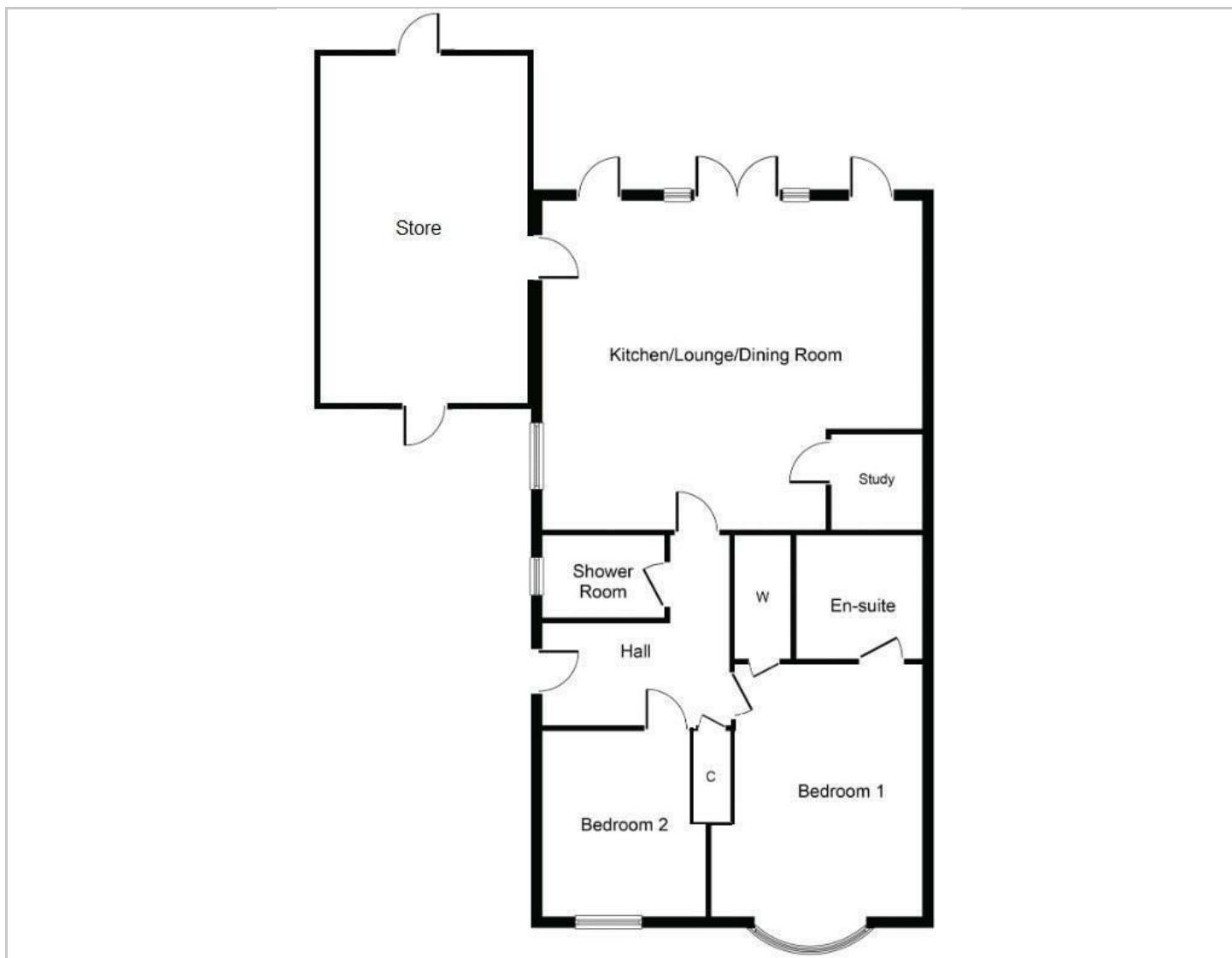
Map



EPC graph

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |

Floor Plan



VIEWING

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

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.