



Diligence Way, Eaglescliffe, Stockton-On-Tees, TS16 0RR

OFFERED WITH NO ONWARD CHAIN!! This four bedrooomed EXTENDED DETACHED property is positioned on the popular Kingsmead Development in Eaglescliffe. The property is situated within the catchment area for Durham Lane, Junction Farm Primary Schools and Egglescliffe Secondary School and is within easy access of Orchard Estate parade of Shops, a Tesco Supermarket and Yarm High Street with it's excellent variety of shops, cafes, bars and restaurants. For commuting Allens West train station is just a short walk and the A66 with access to good transport links is a short drive away.

Accommodation is gas centrally heated, double glazed and comprises feature open porch entrance with canopy, hallway, lounge with feature log burner, 20 foot kitchen/diner with integrated oven, hob and fridge freezer, utility room, ground floor cloaks/wc and a garden room with French doors opening into the rear garden. The first floor provides a 15 foot family bathroom fitted with a bath and separate shower enclosure, there are 4 bedrooms, the master benefitting fitted wardrobes and an ensuite shower room. There are gardens to the front and rear, the rear offering a fair level of privacy and having the advantage position of being south facing, a timber summer house is available by separate negotiation.

Off road parking is available to the driveway and attached garage. This property will likely appeal to the family buyer due to the size of the accommodation on offer and the location being within close proximity to all amenities a family will require.

Asking Price £268,950



HALLWAY

LOUNGE

13'4" x 13'4" (4.06 x 4.06)

KITCHEN/DINER

9'1" x 20'4" (2.77 x 6.20)

UTILITY ROOM

4'10" x 4'10" (1.47 x 1.47)

W/C

3'11" x 4'10" (1.19 x 1.47)

GARDEN ROOM

8'1" x 11'5" (2.46 x 3.48)

BEDROOM ONE

8'9" x 9'4" (2.67 x 2.84)

ENSUITE

4'4" x 5'6" (1.32 x 1.68)

BEDROOM TWO

7'11" x 17'1" (2.41 x 5.21)

BEDROOM THREE

10'0" x 8'8" (3.05 x 2.64)

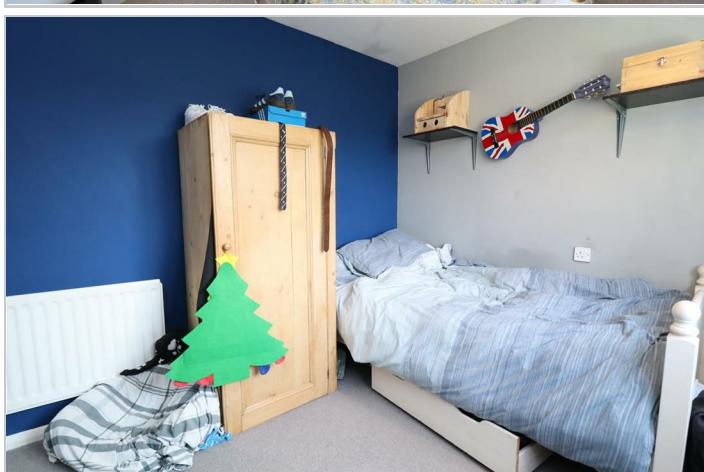
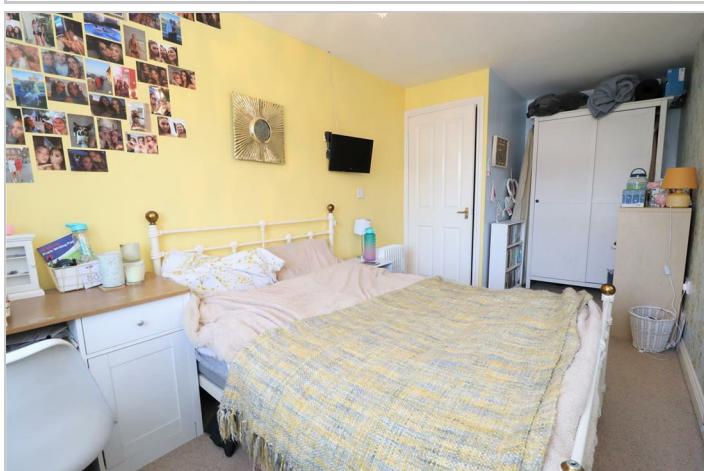
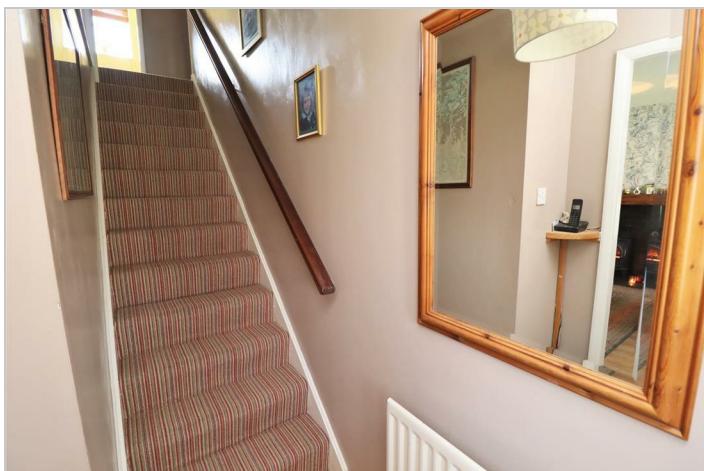
BEDROOM FOUR

8'9" x 9'4" (2.67 x 2.84)

FAMILY BATHROOM

5'6" x 15'1" (1.68 x 4.60)

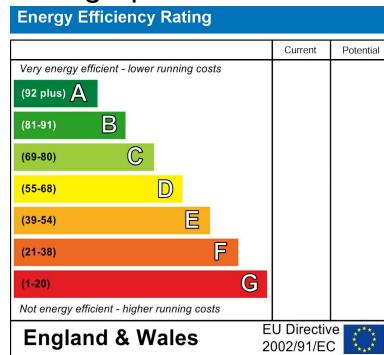




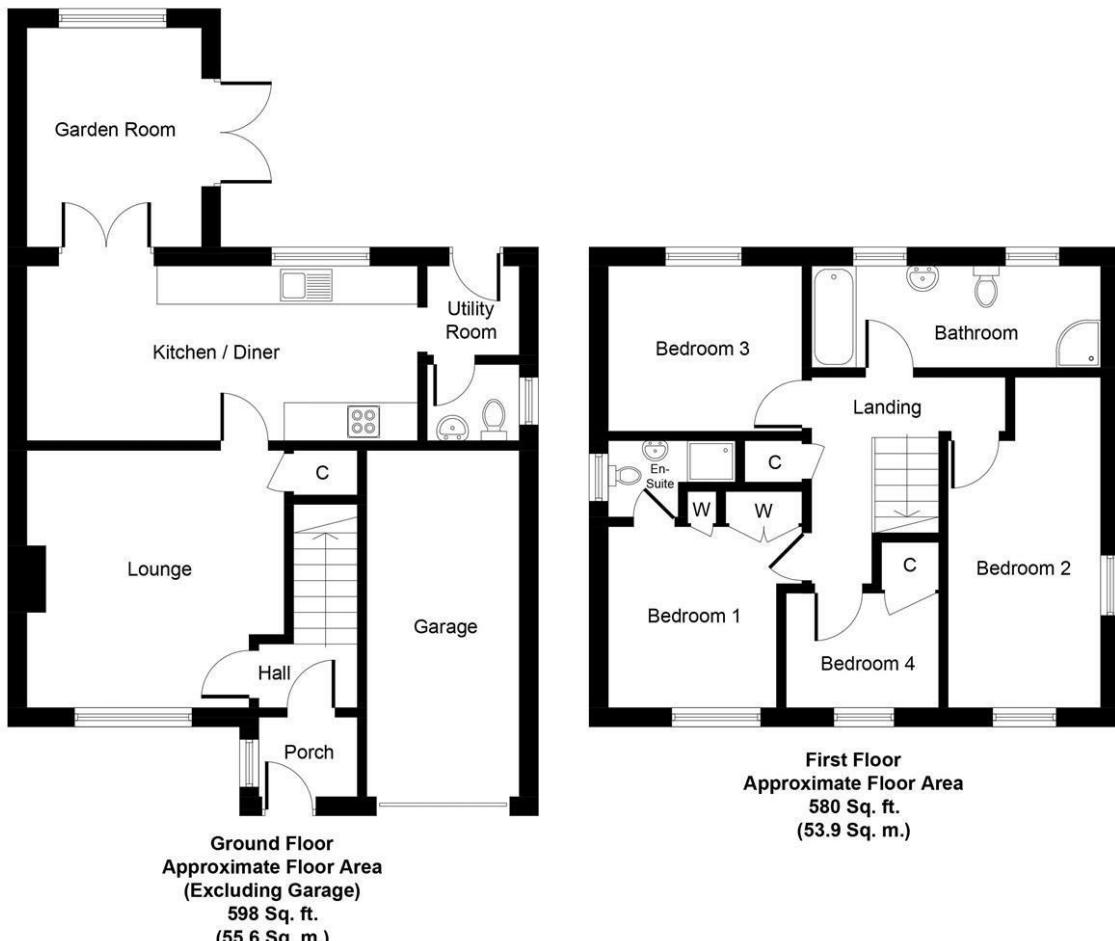
Map



EPC graph



Floor Plan



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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VIEWING

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

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