



## The Avenue, Eaglescliffe, Stockton-On-Tees, TS16 9AD

This one bedroom GROUND FLOOR apartment is part of the highly regarded McCarthy & Stone retirement development in Eaglescliffe and is available for sale with NO ONWARD CHAIN.

Designed exclusively for residents aged 60 and over, the development offers a wonderful balance of independent living within a safe community. A full time residential manager and out of hours emergency care service provide peace of mind and added security, while lift access serves the upper floors for easy mobility.

The accommodation comprises a welcoming hallway with storage cupboard, a comfortable lounge with feature fireplace and door leading to the gardens, a fitted kitchen with built in oven, hob and extractor, a shower room, and a double bedroom with built in wardrobes. The property has electric heating and is uPVC double glazed.

Residents can enjoy the privacy of their own apartment or take part in the friendly social activities held in the communal lounge. Additional shared facilities include a laundry room and well maintained communal gardens. Resident and visitor parking is provided in the development's car park.

Conveniently situated within easy access of local shops, Eaglescliffe Golf Club along with Eaglescliffe train station, and located on a bus route to Yarm High Street with all its amenities and facilities. Preston Park with a Museum, cafe, and lovely riverside walks is approximately 15 minute walk , 0.7 mile away.

£110,000



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TS16 9AD

HALL

LOUNGE

17'4" x 11'2" (5.28m x 3.40m)

KITCHEN

6'10" x 6'4" (2.08m x 1.93m)

BEDROOM

15'4" x 8'8" (4.67m x 2.64m)

SHOWER ROOM

6'10" x 5'6" (2.08m x 1.68m)

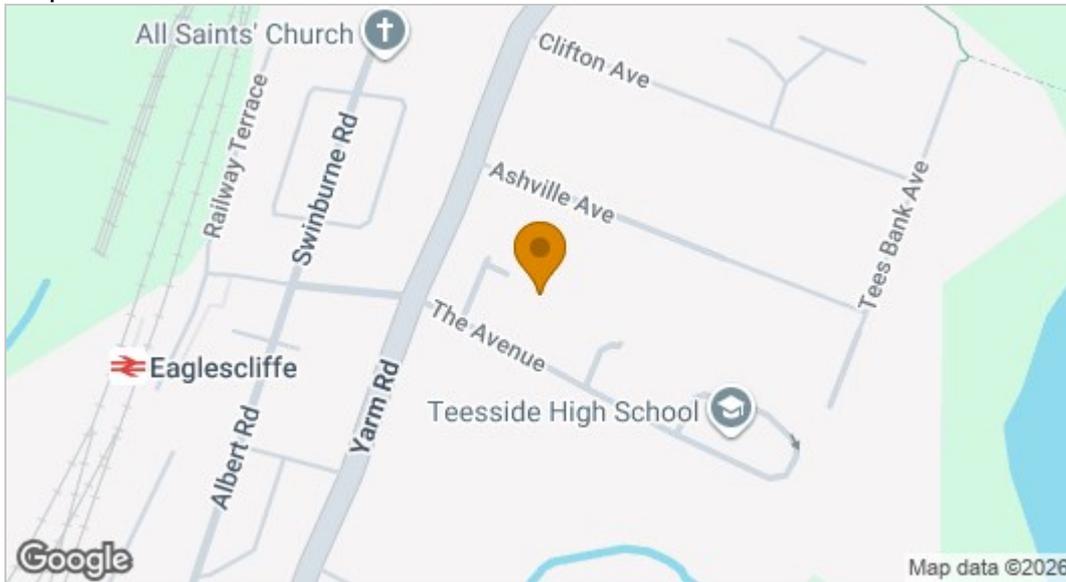
AML PROCEDURE

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.

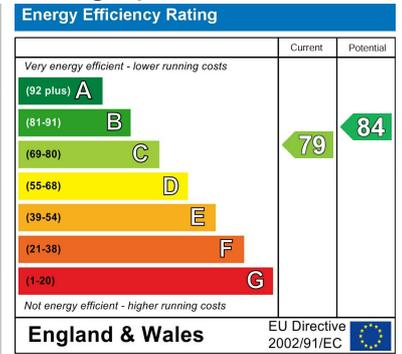




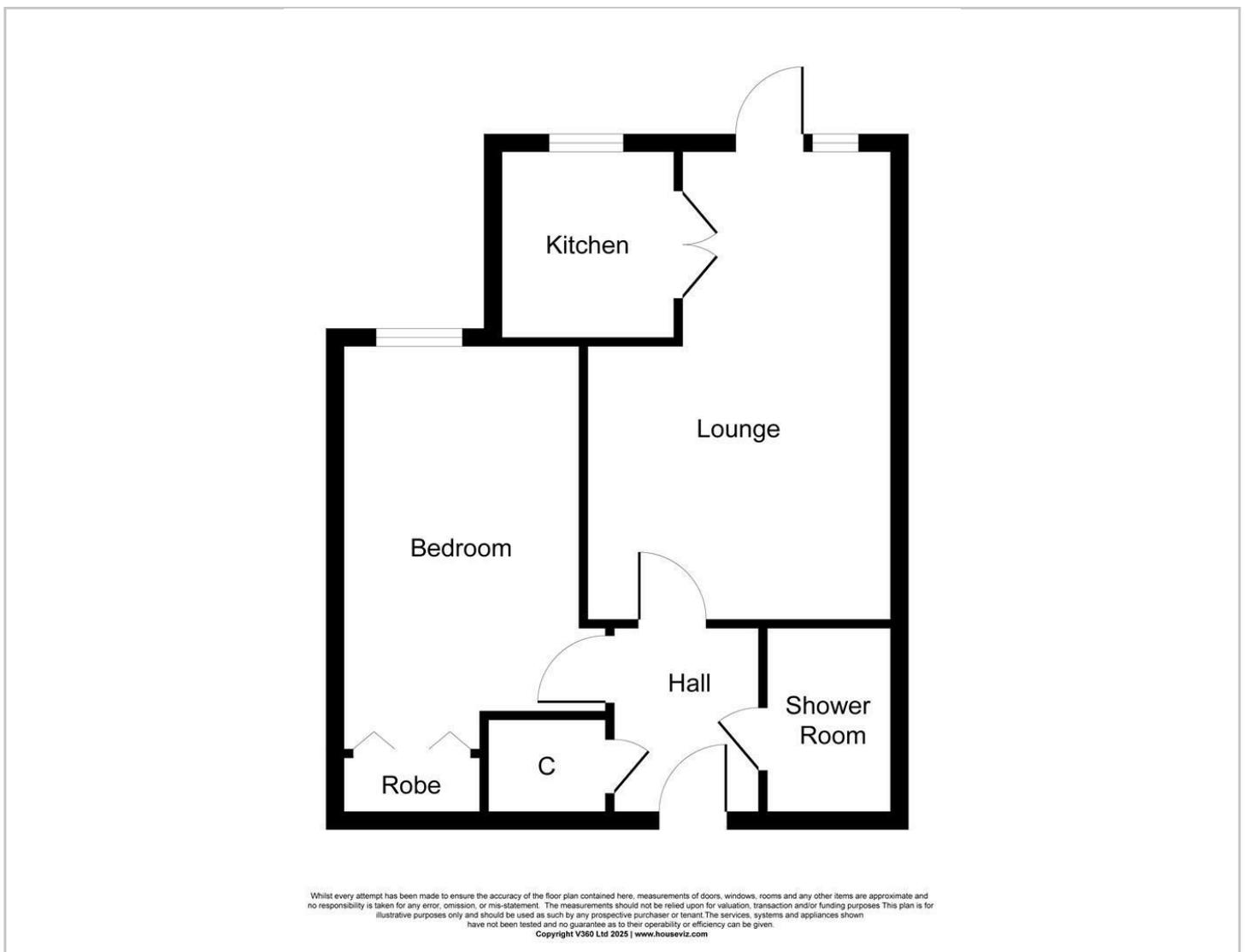
## Map



## EPC graph



## Floor Plan



## VIEWING

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

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