



11 Durham Lane, Eaglescliffe  
£195,000





## 11 Durham Lane

Eaglescliffe, Stockton-On-Tees

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- Offered for sale with NO ONWARD CHAIN, A nicely presented two bedroom semi-detached bungalow
- Located within this popular Eaglescliffe development close to an excellent range of amenities
- Landscaped low maintenance gardens to front, side and rear and single garage
- Gas central heating system and double glazing
- Spacious Lounge with a living flame effect gas fire set in a feature surround
- Kitchen with a good range of fitted units and built in oven and hob
- Two bedrooms, with the Master having fitted wardrobes
- Tiled Bathroom with white three piece suite
- The property's tenure is currently Leasehold however the sellers have started and paid for the property to be legally changed to Freehold



## GROUND FLOOR

### Entrance Hallway

**Lounge** 17' 0" x 11' 7" (5.18m x 3.53m)

**Kitchen** 10' 5" x 8' 10" (3.17m x 2.70m)

**Bedroom One** 12' 10" x 11' 7" (3.91m x 3.53m)  
including wardrobe depth.

**Bedroom Two** 9' 1" x 9' 0" (2.76m x 2.75m)

**Bathroom** 6' 5" x 5' 6" (1.95m x 1.68m)

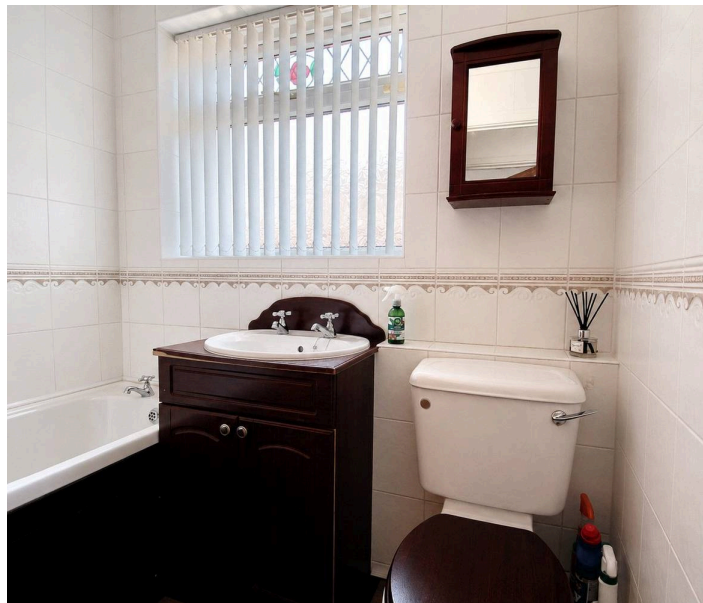
## EXTERNALLY

### Plot

The property occupies a generous plot with gardens to three sides. To the front there is a low maintenance gravelled area. To the side there is a further gravelled area and block paved paths leading to the landscaped rear garden, with an attractive variety of shrubs, gravelled areas, decked seating area and a timber shed. A rear path allows access to the garage which is accessed by vehicle via Hatfield Close.

### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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+) <b>A</b>                                     |           |           |
| (81-91) <b>B</b>                                   |           |           |
| (69-80) <b>C</b>                                   |           | <b>77</b> |
| (55-68) <b>D</b>                                   | <b>68</b> |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| <i>Not energy efficient - higher running costs</i> |           |           |
| <b>England, Scotland &amp; Wales</b>               |           |           |

## Michael Poole

Michael Poole, 59 High Street – TS15 9BH

01642788878

Yarm@michaelpoole.co.uk

michaelpoole.co.uk/