





Hunters Way,Eaglescliffe Stockton-On-Tees TS16 0PT

manners & harrison

welcome to

Hunters Way, Eaglescliffe Stockton-On-Tees

Modern five-bedroom detached family home in a desirable Eaglescliffe location, close to amenities, transport links and renowned schools. Featuring spacious living accommodation, kitchen diner, two en-suites, double garage, driveway and enclosed rear garden. Early viewing recommended.

Lounge
15' 10" x 12' (4.83m x 3.66m)
2 Front elevation windows, radiator, TV point

Kitchen/Diner
35' 5" max x 9' 2" max (10.79m max x 2.79m max)
Rear elevation window, gas hob, extractor fan, fridge freezer, sink/drainer, dual oven, spotlights, splash back, breakfast bar, radiators, TV point, UPVC to rear

Conservatory
6' 8" x 5' 6" (2.03m x 1.68m)
Side door, base units, radiator

Wc
Low level WC, radiator, sink, spotlights, extractor fan

Landing
Loft access, front elevation window

Bedroom 1
16' max x 12' 3" max (4.88m max x 3.73m max)
2 front elevation windows, radiator

En Suite
Towel rail, shower cubicle, low level wc, bath, side elevation window, splashback

Bedroom 2
Juliet balcony to rear, radiator

En Suite
Shower cubicle, low level wc, towel rail, side elevation window, spotlights, extractor fan

Bedroom 3
11' 2" x 9' (3.40m x 2.74m)
Front elevation window, radiator

Bedroom 4
13' x 9' (3.96m x 2.74m)
Rear elevation window, radiator

Bedroom 5
10' 1" x 9' 6" (3.07m x 2.90m)
Rear elevation window, radiator

Bathroom
Shower cubicle, sink, low level wc, bath, splash back, front elevation window, spotlights, towel rail

Agents Notes
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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welcome to

Hunters Way, Eaglescliffe Stockton-On-Tees

- DETACHED
- FIVE BEDROOMS
- TWO EN-SUITES
- DRIVEWAY
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: B
Council Tax Band: F



offers in excess of

£410,000

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The Property Ombudsman

Property Ref:
STO116498 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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