

Leicester Way, Eaglescliffe, Stockton-On-Tees, TS16 0LP
3 Bed - House - Detached
£210,000

Council Tax Band: C
EPC Rating: D
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS









Leicester Way, Eaglescliffe, TS16 0LP

Offered for sale with NO ONWARD CHAIN, this well-presented three-bedroom detached home occupies a sought-after position in the popular Eaglescliffe area.

The accommodation begins with a welcoming entrance porch. To the left is a spacious living room with French doors opening onto the south-west facing rear garden, creating a bright and inviting space to relax or entertain. To the right is the modern open-plan kitchen/dining room, which leads into a separate utility room. From here there is access to the partially converted garage, currently used for storage but offering excellent potential as a home office, gym or hobby room.

To the first floor are two generous double bedrooms, a single bedroom and a stylish upgraded family bathroom featuring a contemporary white three-piece suite with an over-bath shower.

Further benefits include a recently installed combi boiler, which is still under warranty, and a professionally installed EV charging point.

Externally, the property enjoys a low-maintenance south-west facing rear garden with stunning open views across the fields towards Urlay Nook, providing the perfect setting to enjoy the afternoon and evening sun.

Ideally located within walking distance of the highly regarded Egglescliffe School and close to local shops, amenities and excellent transport links, this fantastic home is sure to appeal to families and professionals alike.

Early viewing is highly recommended - CONTACT SMITH & FRIENDS INGLEBY BARWICK.







GROUND FLOOR

Entrance Porch
4'7" x 6'11" (1.42m x 2.11m)

Living Room
10'0" x 15'9" (3.07m x 4.82m)

Kitchen Diner
8'5" x 15'9" (2.59m x 4.82m)

Utility Room
6'2" x 11'5" (1.89m x 3.50m)

FIRST FLOOR

Landing
8'6" x 4'4" (2.61m x 1.34m)

Bedroom 1
11'6" x 11'2" (3.53m x 3.42m)

Bedroom 2
9'10" x 9'8" (3.02m x 2.97m)

Bedroom 3
7'2" x 6'5" (2.20m x 1.98m)

Bathroom
5'5" x 5'11" (1.67m x 1.81m)

EXTERNALLY

Garage
10'2" x 8'6" (3.10m x 2.61m)

Storage Room
10'2" x 8'11" (3.10m x 2.72m)


COFFEE BAR







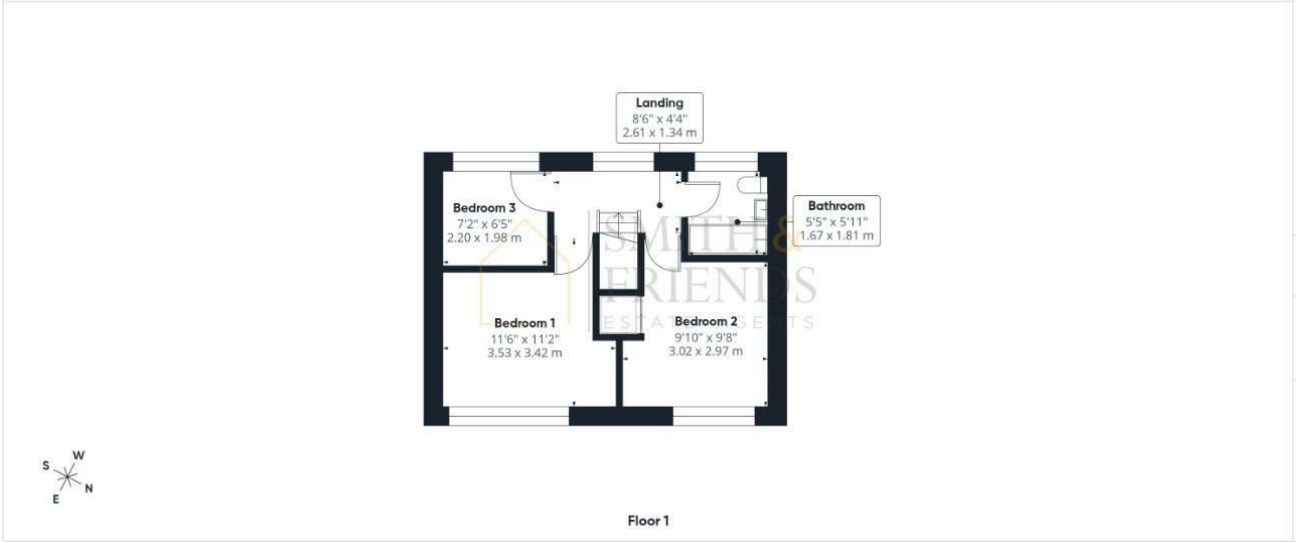












Approximate total area(1)

963 ft²

89.3 m²

Reduced headroom

10 ft²

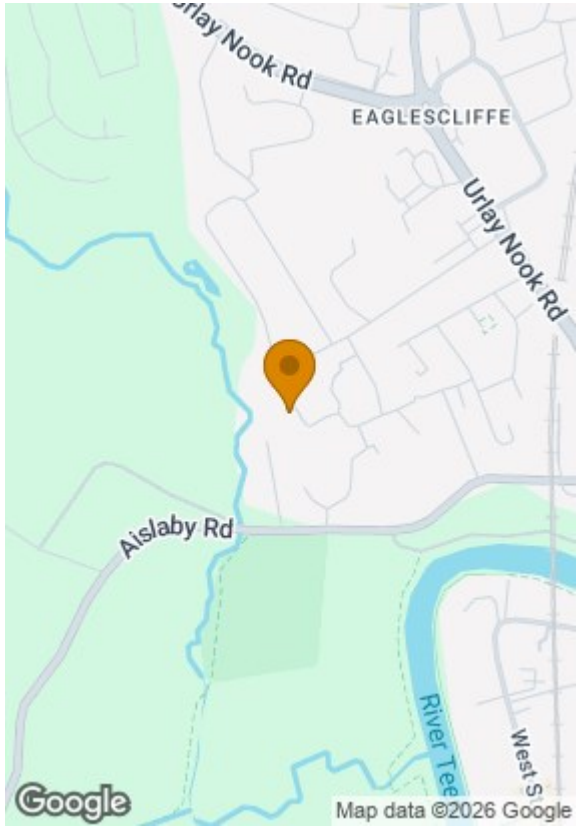
1 m²

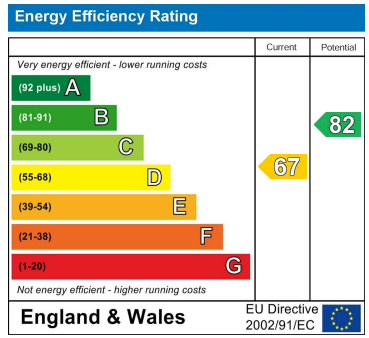
(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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