Ann Cordey
ESTATE AGENTS

30 Clifton Avenue, Eaglescliffe, Stockton-On-Tees, TS16 9AZ

Offers In The Region Of £370,000

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Situated within the highly desirable Eaglescliffe area, this FOUR BEDROOMED semi detached property offers a perfect blend of modern living and classic comfort. Spanning an impressive 1,279 square feet, the property boasts an extended open-plan living, dining, and kitchen space, complete with a delightful log-burning stove, making it an ideal setting for social gatherings and family life and has the advantage of bi-fold doors opening onto the rear garden.

With four well-proportioned bedrooms and two bathrooms, this home provides ample space for families or those seeking extra room for guests. The original garage has been thoughtfully converted into a versatile second sitting room or home office. Additionally, the property features a driveway for off-street parking and a large rear garden, which is quite private and perfect for outdoor activities and relaxation.

Eaglescliffe is a highly sought-after location, known for its excellent access to a variety of well-regarded schools, making it an attractive choice for families. The vibrant Yarm High Street, with its cosmopolitan shops, cafes, and bars, is just a short walk away, offering a delightful array of amenities. Furthermore, the property benefits from convenient transport links, with two train stations nearby at Eaglescliffe and Allens West, providing easy access to Teesside and Darlington.

Tastefully decorated and well-appointed, this property is sure to capture the interest of potential buyers in today's market. Whether you are looking for a family home or a stylish retreat, this property presents an exceptional opportunity to enjoy the best of Eaglescliffe living.

Warmed by gas central heating and fully double glazed.

TENURE: Freehold
COUNCIL TAX: E

RECEPTION HALLWAY
With an attractively tiled threshold and stripped and polished floorboards.

LOUNGE
12'8" x 12'4" (3.87 x 3.77)
With a bay window to the front aspect, tastefully decorated and with a log burning stove to the chimney breast.

SITTING ROOM
16'1" x 6'11" (4.91 x 2.12)
Converted from the original garage, this versatile space enhances the ground floor accommodation further and has a window to the front aspect.

KITCHEN/DINING & LIVING
26'8" x 20'9" (8.15 x 6.34)
A superb open plan, kitchen, dining and living space which is of a very good size. The kitchen area has an ample range of cabinets with a range cooker at its heart. The space easily accommodates a family dining table and the living area is of a good size and also has a log burning stove to cast a cosy glow.

FIRST FLOOR

BEDROOM
11'10" x 11'5" (3.62 x 3.50)
The principal bedroom of the home is a good size bedroom with fitted wardrobes and overlooking the front aspect.

BEDROOM
10'11" x 10'8" (3.34 x 3.26)
A second double bedroom this time overlooking the rear garden.

BEDROOM
14'2" x 6'10" (4.32 x 2.09)
The third bedroom is well proportioned and overlooks the front aspect.

BEDROOM
7'8" x 6'11" (2.34 x 2.13)
A single bedroom to the front aspect.

BATHROOM/WC
With paneled bath, pedestal hand basin, WC and tiled surrounds.

SHOWER ROOM/WC
Refurbished with monochrome waterfall shower, hand basin within vanity unit and low level WC.

EXTERNALLY
The front of the property is open plan and paved for off street parking for two vehicles. A single gate to the side leads down to the rear garden which is of a very good size and mainly laid to lawn with established borders, timber gazebo and shed. There is also a convenient outside water tap.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, windows, doors and any 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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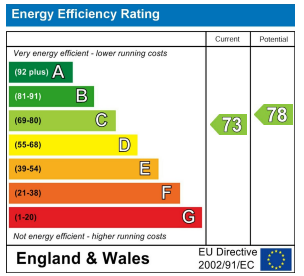

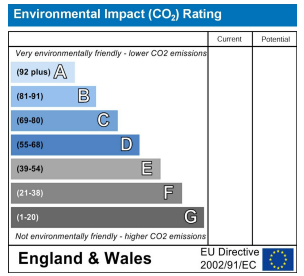

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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