



## The Fairway, Eaglescliffe, Stockton-On-Tees, TS16 9HL

MUCH IMPROVED semi detached house located off Sunningdale Drive in this ever popular residential area of Eaglescliffe.

This beautiful home is very well presented throughout, having many upgrades, with ground floor accommodation comprising entrance hall, lounge/dining room with patio doors leading out to the rear, and a refitted kitchen with a range of contemporary units incorporating built in double oven and induction hob, integrated fridge and dishwasher and access door to the side. The first floor landing provides access to the Master bedroom with built in wardrobes, two further bedrooms and a modern family bathroom. The detached garage has been extended and converted, having power, heating and water supply, to provide a home office, snug/family area with French doors to the side, and a utility/storage area to the front.

This garage conversion offers a new buyer versatile and flexible extra living space, ideal for a growing family. Ample off road parking is available on the double width block paved driveway. There is a lawned garden to the front and to the rear is an enclosed garden, designed for low maintenance with large block paved area and lawn.

The Sunningdale development is conveniently positioned within easy access of a parade of shops, amenities and The Links Primary School. Yarm High Street is a short distance away in addition to Eaglescliffe Golf Club and Preston Park.

Asking Price £199,999



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## ENTRANCE HALL

## LOUNGE/DINING ROOM

10'0" x 24'7" (3.05 x 7.49)

## KITCHEN

7'6" x 13'7" (2.29 x 4.14)

## FIRST FLOOR LANDING

## BEDROOM ONE

11'7" x 12'0" (3.53 x 3.66)

## BEDROOM TWO

11'9" x 10'1" (3.58 x 3.07)

## BEDROOM THREE

8'9" x 7'9" (2.67 x 2.36)

## BATHROOM/WC

5'4" x 7'8" (1.63 x 2.34)

## FORMER GARAGE:

## STUDY

7'11" x 7'7" (2.41 x 2.31)

## SNUG

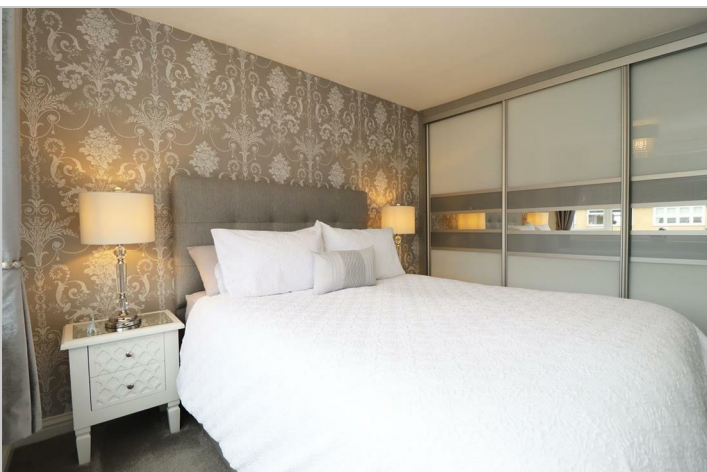
11'5" x 7'11" (3.48 x 2.41)

## STORAGE

8'11" x 4'8" (2.72 x 1.42)

Currently used as a utility.

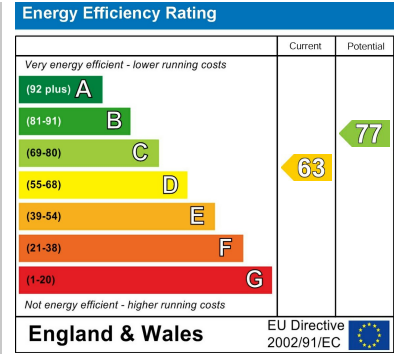




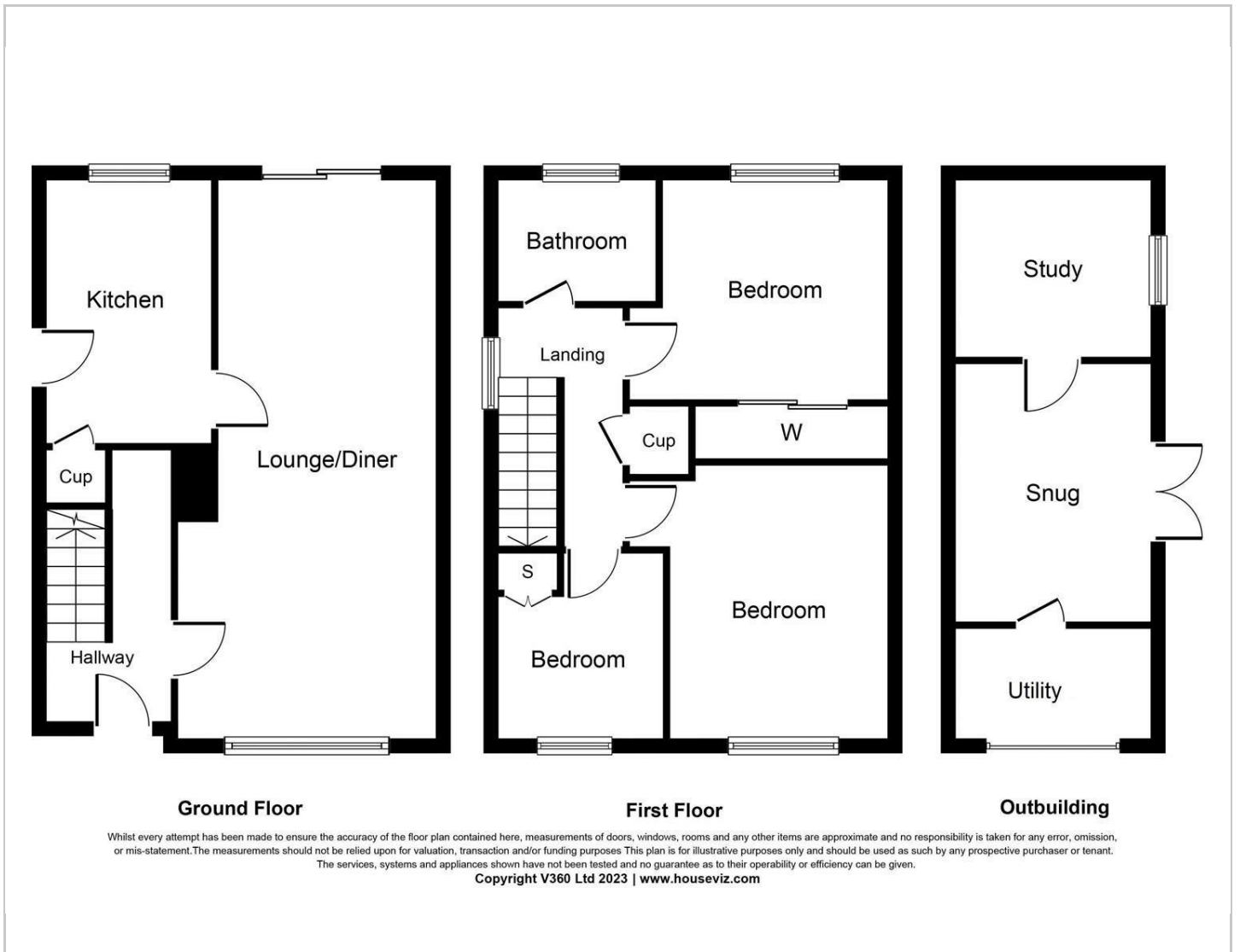
## Map



## 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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