



## Pannal Walk, Eaglescliffe, Stockton-On-Tees, TS16 9ER

Extended, DETACHED and IMMACULATELY presented three bedroom home. Located on the popular Sunningdale Estate in Eaglescliffe, the property is ideally positioned for Egglecliffe Secondary School along with Eaglescliffe Medical Centre and local shops. A brisk stroll takes you into Yarm High Street, with its many restaurants, bars and facilities. The A66 is just over a mile away, offering easy access to the A19 and A1.

The property briefly comprises entrance porch, ground floor WC, entrance hall, recently renovated kitchen/dining room fitted with cream units and stone work surfaces along with with integrated gas hob, electric oven, 50/50 fridge/freezer, plus an on-trend Belfast sink. The kitchen has tiled flooring and a contemporary tall black radiator. The lounge features a log burner making it a cosy place to relax. The first floor offers three well-proportioned and neutrally decorated bedrooms, and a family bathroom with shower over bath, fitted mirror and shaving point. The property additionally benefits from new internal oak doors, wooden flooring to the ground floor, uPVC double glazing, and is warmed via a gas central heating system with combi boiler and thermostatic valves.

Externally, to the front is a low maintenance paved garden and a detached garage with electric door, power and electrics. To the rear is a garden also designed for low maintenance with Indian Sandstone paving.

Asking Price £220,000



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ENTRANCE HALL

LOUNGE  
10'1" x 15'10" (3.07 x 4.83)

KITCHEN/DINING  
13'7" x 9'6" (4.14 x 2.90)

CLOAKROOM/WC  
5'2" x 4'2" (1.57 x 1.27)

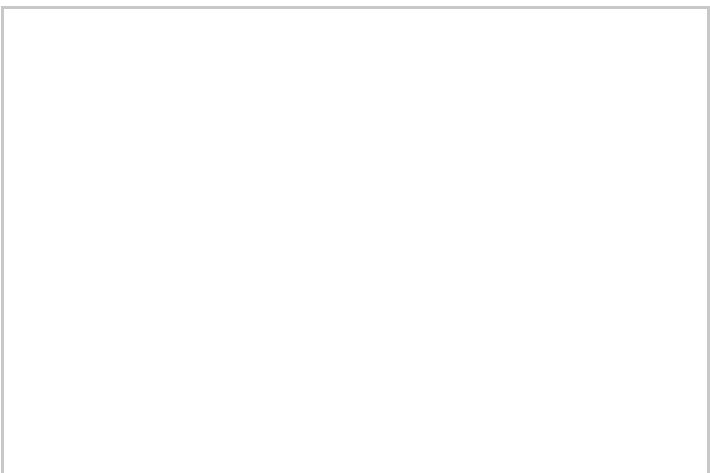
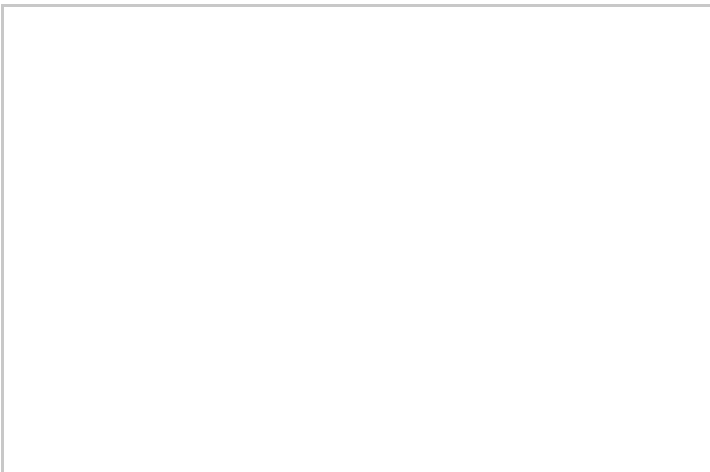
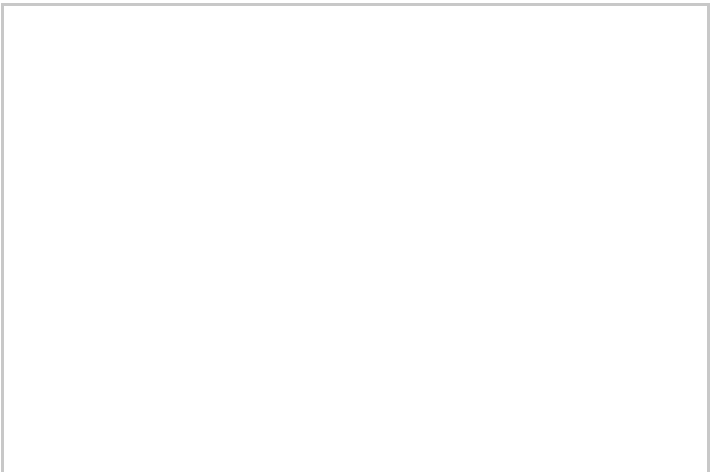
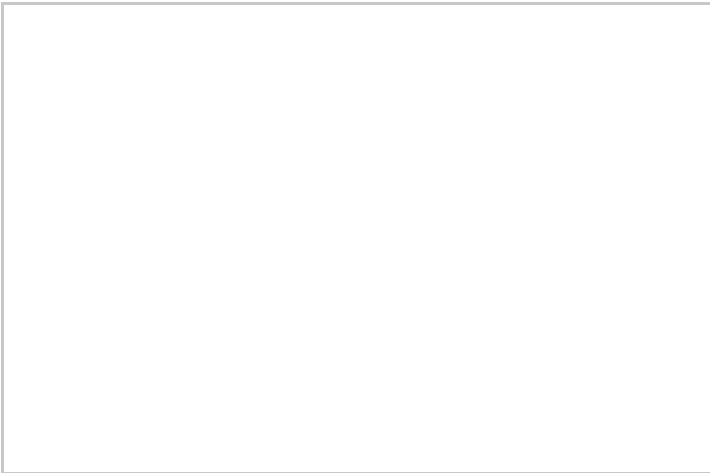
LANDING

BEDROOM ONE  
9'0" x 13'7" (2.74 x 4.14)

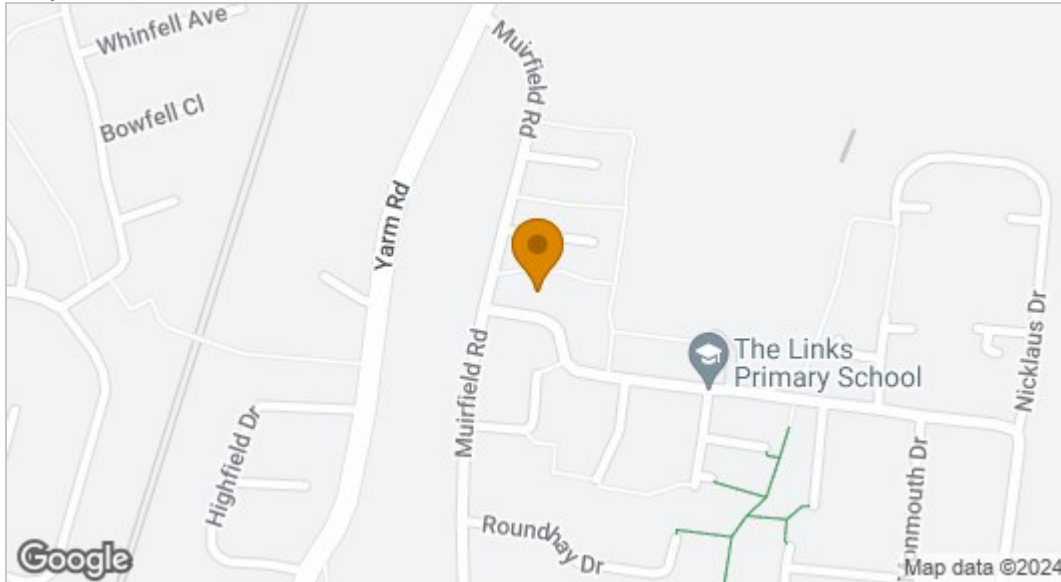
BEDROOM TWO  
9'0" x 10'2" (2.74 x 3.10)

BEDROOM THREE  
7'2" x 6'6" (2.18 x 1.98)

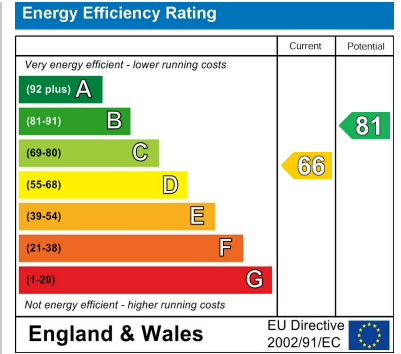
BATHROOM  
6'6" x 5'5" (1.98 x 1.65)




## 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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