



## Wentworth Way, Eaglescliffe, Stockton-On-Tees, TS16 9EB

EXTENDED three bedroom semi-detached house located on the Sunningdale Estate, within walking distance of local shops and Yarm High Street offering a great range of cafes, bars, shops and restaurants. An ideal family home located in catchment area of highly regarded primary and secondary schools.

The well presented accommodation comprises entrance hall, open plan lounge/dining room opening through to a play room. Modern fitted kitchen with access door to the rear garden, the first floor landing provides access to a family bathroom and three bedrooms, bedroom one and two benefitting from fitted wardrobes.

Externally, the driveway allows for off road parking and leads to a single garage. To the rear there is a SOUTH FACING garden ideal for sitting and soaking up the sunshine.

Asking Price £195,000



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## HALL

## LOUNGE

12'7" x 10'11" (3.84m x 3.33m)

## DINING ROOM

9'7" x 10'11" (2.92m x 3.33m)

## PLAY ROOM

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

## KITCHEN

11'7" x 7" (3.53m x 2.13m)

## LANDING

## BEDROOM ONE

12'7" x 9'6" (3.84m x 2.90m)

## BEDROOM TWO

9'2" x 9'4" (2.79m x 2.84m)

## BATHROOM

6'1" x 7'6" (1.85m x 2.29m)

## BEDROOM THREE

6'5" x 6'7" (1.96m x 2.01m)

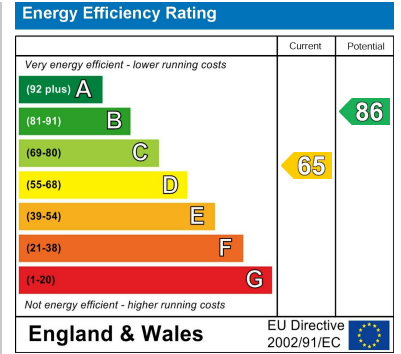




## Map



## 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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