



Ann Cordey
ESTATE AGENTS

12 Coatham Vale, Eaglescliffe, Stockton-On-Tees, TS16 0RA
Offers In The Region Of £220,000



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Nestled away in a private Cul-De-Sac location, this bungalow occupies a generous plot, allowing for wrap around gardens. A much loved home of the current vendor, the property has been much improved and well maintained throughout. Boasting spacious accommodation and having the advantage of a conservatory. The kitchen easily accomodated a small dining table, the lounge is very generous and there are two good sized double bedrooms. In additon there is a refitted bathroom with a white modern suite.

Externally, the property has an easy maintained imprinted concrete driveway allowing for off street parking for two vehicles, there are double wrought iron gates which allows for secure parking behind them and this space sits just infront of the detached single garage.

The gardens are well established with an ambudance of plants and shrubs, mainly laid to lawn with a paved patio seating area, the gardens are to both sides and to the rear of the property.

Coatham Vale is a development of houses and bungalows and is accessed just of Urray Nook Road as you enter Eaglescliffe from the A167 from Darlington. Very conveniently situated for local shops and Tesco Supermarkets and having ease of access to local bus routes, the train station at Allens West is not too far away as is the market town of Yarm.

Suited to a range of buyers, those looking for a spacious home in a peaceful and desirable area. Warmed by gas central heating and being fully double glazed. The property is in ready to move into and viewing is highly recommended.

ENTRANCE VESTIBULE

With a UPVC entrance door opening into the vestibule, which in turn leads into the Lounge.

LOUNGE

21'07x10'07 (6.58mx3.23m)

A well proportioned and most generous reception room, light and bright having a UPVC Bow window to the front aspect and French Doors opening into the conservatory. There is a free standing Electric fire suite that adds a focal point and casts a cosy glow to the room.

KITCHEN/DINER

18'06x9'10 (5.64mx3.00m)

Well planned and fitted with an ample range of Cream, wall , floor and drawer cabinets with attractive gloss work surfaces with a stainless steel sink unit. The integrated appliances include an electric double oven, electric hob with stainless steel extractor hood. There is a lovely glazed dresser which is illuminated to display the best china. And the room easily accomodates a small diner table and chairs.

Being dual aspect with UPVC double glazed windows to the front and side aspect and a UPVC door opens from the driveway so handy with the shopping bags straight through to the kitchen.

CONSERVATORY

12'08x12'01 (3.86mx3.68m)

A superb addition to this home, offering extra space to sit and enjoy the gardens. UPVC framed and with french doors leading out onto the patio.

BEDROOM ONE

13'04x10'05 (4.06mx3.18m)

The master bedroom is of a very good size, and has the benefit of a full wall of fitted sliding wardrobes. With a UPVC double glazed window to the rear aspect.



BEDROOM TWO

10'11x9'04 (3.33mx2.84m)

A further double bedroom, and of a good size. Again with fitted wardrobes and a UPVC double glazed window to the rear aspect.

BATHROOM/WC

Refitted with a modern white suite to include a panelled bath, with chrome hand held shower mixer, pedestal hand basin and low level WC. There is a wall mounted, mirrored vanity cabinet, the room has spotlights to the ceiling and has been tiled.

EXTERNALLY

The position of the property in the cul-de-sac allows for wrap around gardens. The front of the property is enclosed by a picket fence which screens the lawned area. Off street parking is provided by the attractive and easily maintained imprinted concrete driveway, there are large double wrought iron gates which provide secure off street parking, and in addition there is a single garage, with up and over door, light and power.

The rear garden is enclosed by fencing, mainly laid to lawn with the border being well stocked with an abundance of plants and shrubs. There is a paved patio seating area which is accessed from the conservatory.

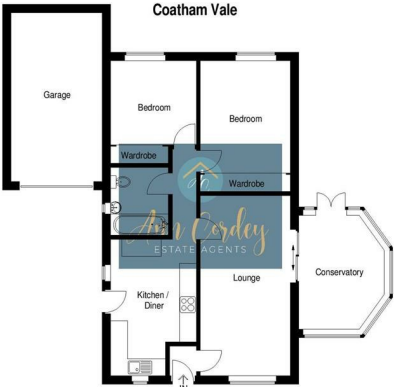
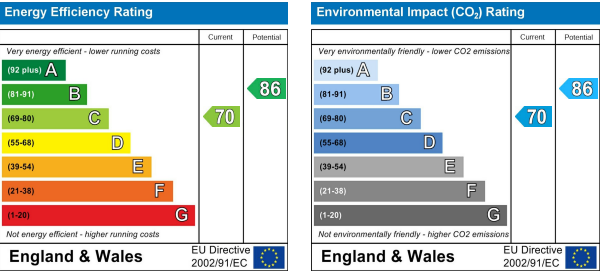


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