



Ann Cordey
ESTATE AGENTS

5 Prestwick Court, Eaglescliffe, Stockton-On-Tees, TS16 9ED
Offers In The Region Of £275,000



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Occupying a pleasant position at the head of a cul-de-sac within the Sunningdale development within Eaglescliffe. We have great pleasure in offering for sale an extended THREE BEDROOMED detached residence. The property has been much improved by the current vendors including replacement windows and boiler and refitted kitchen and bathroom making it in ready to move into order. The accommodation is spacious, light and bright and tastefully decorated throughout and is sure to have great appeal.

Eaglescliffe is popular with a host of buyers and especially families being drawn by the number of well regarded schools within easy access. The cobbled high street at Yarm is within walking distance with an array of independent shops, cafes, pubs and restaurants. And the train station at Eaglescliffe has main line service to London for commuters and day trippers alike. There are also excellent road links towards the A66 and A19. A local park is literally around the corner along with a local parade of shops ,pub and golf course and lovely river walks.

The property has immediate kerb appeal with the open plan front garden being immaculately kept, mainly laid to lawn with established borders and a driveway for off street parking which leads to a garage. Once inside the feeling of space is evident with the light and bright feel. The lounge is of a good size and is dual aspect to the front and side. A separate dining & living room has French doors opening onto the rear garden. The kitchen has been replaced and refitted with a modern range of cabinets in a soothing sage green finish with complementing work surfaces and a breakfast bar for informal dining a hand ground floor cloaks/WC completes the accommodation to this floor. To the first floor there are three well proportioned bedrooms which are serviced by an upgraded shower room/WC with mains fed shower.

The rear garden is south west facing and catches a great deal of the summer sunshine and has been well planned with an array of plants and shrubs to provide interest throughout the seasons within the borders which edge the lawn. There are also raised garden beds which have provided several bumper crops. A personnel door provides access to the garage (which measures 5.12m x 2.65m) .

TENURE: Freehold

COUNCIL TAX:

RECEPTION HALLWAY

A smart composite entrance door is to the side of the property and opens into the reception hallway which has the staircase to the first floor and leads to the lounge, dining room and cloaks/WC and kitchen. There is a practical laminate floor and built in understairs cupboard.

LOUNGE

17'11" x 11'9" (5.47 x 3.60)

A generous reception room, light and bright being dual aspect to the front and side aspect. There is an attractive fireplace as a feature with an electric fire to cast a cosy glow and the room is neutrally decorated.

SITTING & DINING ROOM

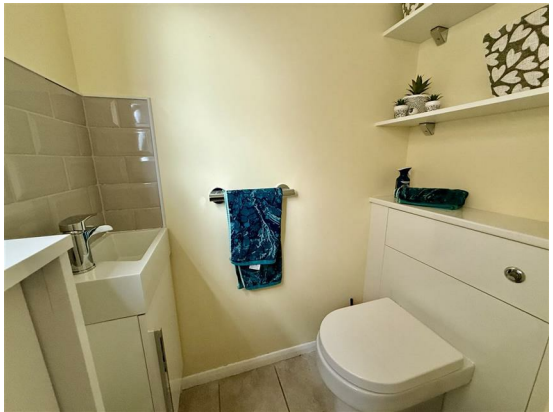
17'11" x 9'8" (5.47 x 2.97)

The room can easily accommodate a family dining table and leads through to further space for soft seating with French doors opening to the rear garden.

KITCHEN

18'0" x 8'0" (5.50 x 2.45)

The kitchen has been refitted with an ample and well planned range of wall, floor and drawer cabinets in a sage green finish with complementing work surfaces. The integrated appliances include two electric ovens grill, microwave and warming drawer, dishwasher and washing machine. There is also a breakfast bar for informal dining and the room has a window to the rear and door to the side.



CLOAKS/WC

Comprising a modern suite with low level WC and hand basin within vanity cabinet and built in cupboard housing the meters.

FIRST FLOOR

LANDING

Leading to all three bedrooms and to the shower room/WC. There is access to the attic which is boarded with electrics and has a pull down ladder.

BEDROOM ONE

16'0" x 9'8" (4.90 x 2.96)

The principal bedroom of the home is a generous double bedroom with a range of built in wardrobes and overlooks the rear aspect.

BEDROOM TWO

11'9" x 9'3" (3.60 x 2.84)

A second double bedroom having the advantage of being dual aspect with windows to the front and side.

BEDROOM THREE

8'7" x 8'6" (2.64 x 2.61)

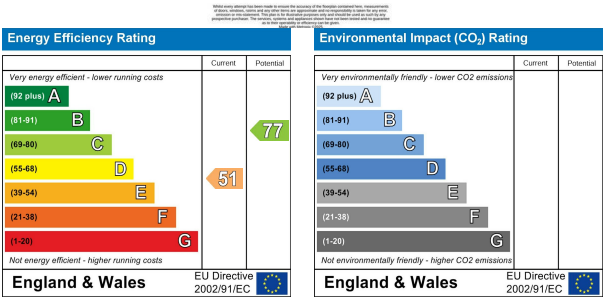
A generous single bedroom overlooking the front aspect and currently used as a home office.

SHOWER ROOM/WC

The shower room has been refitted with a modern suite with walk in shower cubicle with mains fed shower. There is a low level WC and the hand basin is positioned within a useful vanity storage cabinet. The room has been finished in neutral tiling and has window to the rear aspect.

EXTERNALLY

The front of the property is open plan and mainly laid to lawn with established borders and hedging to the side of the driveway which provides off street parking for a couple of vehicles. There is also a single garage (which measures 5.12 x 2.65m) and has a personnel door to the rear garden. The rear garden catches a great deal of the sunshine and again is mainly laid to lawn with mature plants and shrubs to provide interest throughout the seasons , there are also raised garden beds for growing vegetables there is also a convenient water tap.



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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