



Ann Cordey
ESTATE AGENTS

8 Brooklime Avenue, Stockton-On-Tees, TS18 3RS
Offers In The Region Of £169,950



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Available with no onward chain and in ready to move into order this **THREE BEDROOMED** townhouse offers generous accommodation across three floors which includes a dressing area and en-suite to the master bedroom.

There are two further double bedrooms, family bathroom/WC, spacious lounge/diner and modern kitchen with appliances. There is also two handy storage cupboard to the ground floor and a convenient cloaks/WC.

Externally the property has open plan gardens to the front aspect and a private driveway for off street parking for a single vehicle which sits just in front a brick built garage with electric roller door. The rear garden is of a good size and has been landscaped boasting a large paved patio seating area which leads to a lawn which in turn leads to established raised borders.

Situated within a cul-de-sac at the fringe of Inglely Barwick the location is ideal for ease of access to the local schools and amenities of the area. There are lovely woodland walks to be enjoyed and excellent transport links towards Teesside and Darlington. The cosmopolitan town of Yarm is not too far away which boasts many independent shops, cafes and bars. The historic Preston Park and the museum is also close by along with Eaglescliffe train station with direct access to London.

The property itself is in ready to move into order and available with no onward chain. It is warmed by gas central heating and fully double glazed. Viewing is encouraged to appreciate the proportions, versatility and potential of the accommodation.

TENURE: Freehold

COUNCIL TAX:

RECEPTION HALLWAY

The entrance door opens into the reception hallway which has a practical laminate floor and leads to the cloaks/WC, kitchen and lounge. The staircase leads to the first floor and there is also a useful storage cupboard.

CLOAKS/WC

With low level WC and handbasin positioned with a vanity storage cabinet.

KITCHEN

13'8" x 6'4" (4.18 x 1.95)

The kitchen is fitted with a range of cream gloss wall, floor and drawer cabinets which are complimented with the warm tones of the walnut effect work surfaces with stainless steel sink unit. The integrated appliances include an electric oven and gas hob. There is space for a larger fridge/freezer and plumbing for an automatic washing machine. The room overlooks the front aspect and has the laminate floor from the hallway continued.

LOUNGE

16'8" x 13'4" (5.10 x 4.08)

A generous lounge which is filled with natural light which floods through from the French doors that open to the rear garden. The room is neutrally decorated and carpeted and has a useful storage cupboard.

FIRST FLOOR

LANDING

The first floor landing leads to both the double bedrooms and the bathroom/WC the staircase leads to the second floor.



BEDROOM TWO
13'7" x 11'7" (4.15 x 3.54)

A good sized double bedroom over looking the rear aspect.

BEDROOM THREE
13'3" x 11'2" (4.04 x 3.41)

A second double bedroom to this floor with two windows to the first aspect.

BATHROOM/WC
Comprising a white suite with panelled bath, low level WC and having the hand basin positioned within a vanity storage cabinet. The room has been finished with ceramic tiling.

SECOND FLOOR

BEDROOM ONE
14'9" x 13'6" (4.52 x 4.14)

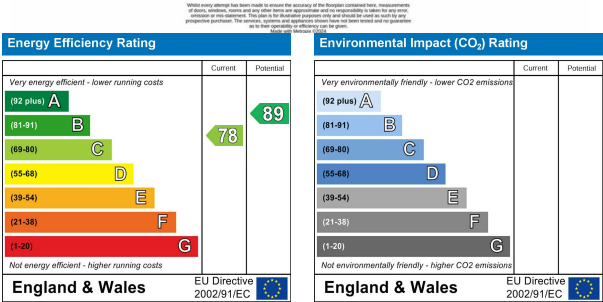
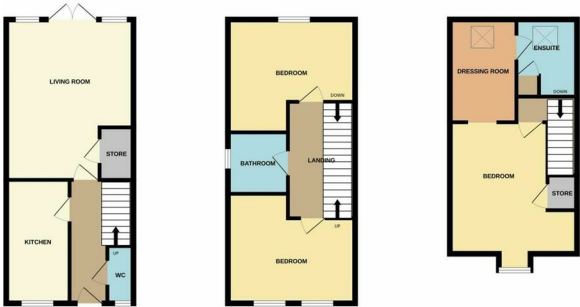
The master suite has a dormer window to the front aspect and boasts a dressing room and shower room en-suite facilities.

DRESSING ROOM
10'4" x 6'4" (3.16 x 1.94)

With a velux window to the rear aspect and leading to the shower room ensuite.

ENSUITE
With a double walk-in shower cubicle with mains led shower. There is a low level WC and the hand basin is within a vanity storage cabinet. There is a built in linen cupboard which houses the central heating boiler.

EXTERNALLY
The gardens to the front and side are mainly laid to lawn. There is a paved driveway for one vehicle which sits in front of a single GARAGE which has an electric roller door. A single gate to the side leads to the rear garden which is enclosed and enjoys open aspect to the rear. It has been landscaped with a generous paved patio area and a lawned area which leads to established raised borders.



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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