



11 Blairmore Gardens

Eaglescliffe, Stockton-On-Tees, TS16 9HX

£260,000



Igomove are delighted to present to the market this beautifully presented three/four bedroom semi-detached home, positioned within a quiet cul-de-sac on Blairmore Gardens in the highly sought-after area of Eaglescliffe. This impressive property offers considerably more accommodation than might initially meet the eye, with a highly versatile ground-floor layout that could comfortably suit a variety of buyers. In addition to the three first-floor bedrooms, there is a generous additional reception room with its own en suite shower room, offering the flexibility to be used as a fourth bedroom, home office, playroom or additional living space



About The Property:
The property opens into a welcoming porch and central hallway, setting the tone for the warm and homely interiors found throughout. The main lounge is a generous and inviting reception room, featuring a large bay-style window, neutral décor and a striking traditional fireplace with timber surround, creating a lovely focal point.

To the rear is the heart of the home; an impressive open-plan kitchen/diner. The kitchen is fitted with a range of attractive white shaker-style units, complemented by wooden worktops and a wealth of preparation and storage space. There is also a central island/breakfast area, integrated cooking facilities and space for freestanding appliances. The dining area enjoys plenty of natural light and provides excellent space for everyday family life and entertaining.

The kitchen continues through to a bright and particularly appealing conservatory, creating a wonderful additional reception space overlooking the garden. With extensive glazing and ample room for a dining table and chairs, this is an ideal spot to relax and enjoy views across the garden throughout the seasons.

Located directly off the kitchen/diner is a useful utility room, providing a practical separate space for everyday household tasks. With additional worktop and storage provision, it offers an ideal area for laundry and household appliances, while also providing convenient access through to the outside.

A further reception room is currently beautifully arranged as a second lounge, creating a cosy and comfortable additional sitting room away from the main living space. This versatile room also benefits from its own en suite shower room, offering the flexibility to be used as a fourth bedroom or guest suite, while equally lending itself to use as a home office, playroom or additional reception space. This adaptable accommodation would be particularly useful for families looking for additional living space or those requiring the option of a ground-floor bedroom.

The first floor provides three well-proportioned bedrooms, each presented in a warm and individual style. The main bedroom is particularly spacious and benefits from fitted storage. Bedroom two features fitted wardrobes and storage while the remaining bedroom offers excellent flexibility for children, guests or home working.

Completing the first floor is a lovely family bathroom, finished with a traditional freestanding roll-top bath, pedestal wash basin and attractive panelled detailing. The room has a charming, characterful feel while remaining bright and practical.

Externally, the property continues to impress. The rear garden has been thoughtfully designed to provide a combination of lawn, gravelled areas, patio and established planting, creating a fantastic space for outdoor entertaining and relaxation. A particularly attractive feature is the generous patio and seating area, ideal for enjoying sunny afternoons or entertaining friends and family. The garden also benefits from a fantastic garden room, offering further useful space that could lend itself to a home office, hobby room or garden retreat, together with additional storage and a useful shed. To the front, there is a generous driveway providing excellent off-road parking and access to the substantial garage, with the property also benefiting from solar panels.

Location:
Eaglescliffe is a particularly popular and well-established residential area, renowned for its attractive surroundings, excellent amenities and convenient location. The property is ideally placed for access to Preston Park and its extensive parkland, riverside walks and leisure facilities, while Eaglescliffe Railway Station is also within easy reach, making the area particularly appealing to commuters. One of the real attractions of living in Eaglescliffe is its proximity to the sought-after market town of Yarm, with its charming High Street offering an excellent selection of independent shops, cafés, restaurants, bars and everyday amenities. Yarm is just a short distance away, providing a fantastic choice for dining, shopping and socialising, while Stockton, Middlesbrough and Darlington are also readily accessible by road. The area also benefits from a selection of well-regarded schools, local shops, sporting facilities and green spaces, making Eaglescliffe an excellent choice for families and professionals alike. With a peaceful residential setting combined with excellent transport links and the vibrant amenities of Yarm close by, it is easy to see why Eaglescliffe remains such a sought-after place to live.

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Area Map



Floor Plan



Energy Efficiency Graph

