



**Kirkfell Close, Eaglescliffe, Stockton-On-Tees,  
TS16 0DU  
3 Bed - House - Semi-Detached  
£190,000**

**Council Tax Band: B  
EPC Rating: D  
Tenure: Freehold**



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# Kirkfell Close, Eaglescliffe, TS16 0DU

Located within a quiet cul-de-sac in the highly sought-after area of Eaglescliffe, this beautifully presented three-bedroom semi-detached home offers the perfect setting for family living. Ideally positioned close to highly regarded schools, shops and excellent local amenities, the property combines convenience with a peaceful residential setting.

Immaculately decorated throughout, the home immediately impresses with its quality finishes, including oak fitted internal doors and a striking oak glass feature staircase, creating a stylish and contemporary feel.

The ground floor has been thoughtfully extended to provide superb open-plan living. A modern fitted kitchen flows seamlessly into a stunning, light-filled conservatory, creating a spacious and versatile area that is perfect for entertaining or relaxing with family. The layout offers a wonderful sense of space and natural light, making it the true heart of the

## GROUND FLOOR

### Living Room

To the first floor are three well-proportioned bedrooms and a modern family bathroom, all presented to an exceptional standard.

### Kitchen/Conservatory

Externally the property benefits from a large driveway providing ample off-road parking, a detached garage and a useful outbuilding offering excellent storage or exciting potential for conversion into a home office or hobby space.

## FIRST FLOOR

A truly immaculate family home in a prime cul-de-sac location — early viewing is highly recommended

### Landing

5'8" x 7'7"

### Bedroom 1

8'6" x 14'0"

### Bedroom 2

8'5" x 10'1"

### Bedroom 3

5'8" x 6'11"

### Bathroom

5'10" x 6'1"

## EXTERNALLY

### Garage

9'4" x 18'11"

### Storage/Outbuilding

9'8" x 20'5"









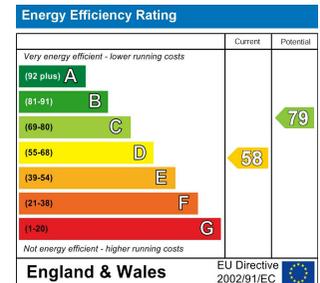
Approximate total area<sup>(1)</sup>  
 1185 ft<sup>2</sup>  
 110.3 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

**Barwick Lodge, Ingleby Way, Ingleby Barwick,  
 TS17 0RH  
 Tel: 01642 762944  
 inglebybarwick@smith-and-friends.co.uk  
 www.smith-and-friends.co.uk**

