



Oakfield Avenue, Eaglescliffe, Stockton-On-Tees,  
TS16 0HW  
4 Bed - House - Semi-Detached  
£245,000

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



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## Oakfield Avenue, Eaglescliffe, TS16 0HW

Situated within the highly sought-after Orchard Estate, this exceptional four bedroom dormer semi-detached home has been extended and refurbished to an excellent standard, offering stylish, spacious and versatile accommodation perfectly suited to modern family living.

The property opens into a welcoming hallway leading to a beautifully presented living room, featuring a log-burning stove which provides a warm and inviting focal point. To the rear lies the true heart of the home — a stunning 18ft x 12ft orangery, flooded with natural light and creating an outstanding space for dining, relaxing and entertaining while overlooking the enclosed private garden.

Flowing seamlessly from the orangery is a stylish modern kitchen, thoughtfully designed to complement the open-plan layout and ideal for contemporary living, family life and entertaining. The layout creates a fantastic connection between indoor and outdoor spaces and enhances the sense of space throughout the ground floor.

The accommodation is flexible and well-proportioned, with four bedrooms arranged over two floors, making the property ideal for growing families or those seeking versatile living space. The extension and refurbishment have been carefully planned to maximise comfort, functionality and modern appeal.

Externally, the property benefits from a block paved driveway, EV charger and ample off-street parking, together with an extended garage offering secure parking or additional storage. To the rear, the beautifully maintained, enclosed garden enjoys a high degree of privacy and is perfectly suited to families and outdoor entertaining.

Located in one of Eaglescliffe's most desirable residential areas, the property is well placed for highly regarded schools, local amenities and excellent transport links.

Early viewing is strongly recommended to fully appreciate the space, quality and lifestyle this impressive home has to offer.



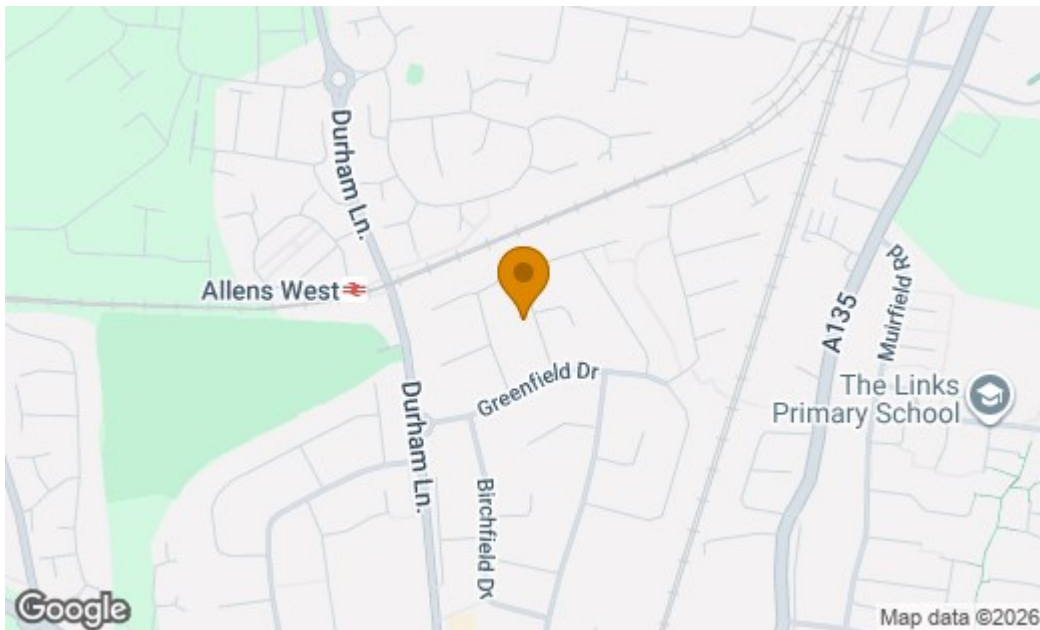












#### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      | 71        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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.

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