

Leicester Way, Eaglescliffe, Stockton-On-Tees, TS16 0LP
3 Bed - House - Detached
£190,000

Council Tax Band: C
EPC Rating: C
Tenure: Freehold

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CHAIN FREE

Situated within one of Eaglescliffe's most desirable residential areas, this beautifully presented three-bedroom detached family home occupies a generous corner plot and benefits from a thoughtfully designed rear ground floor extension, creating versatile living accommodation ideal for modern family life.

Finished to a high standard throughout, the property features quality oak internal doors, a contemporary high-gloss fitted kitchen with integrated gas hob and oven, and stylish décor ready for a new owner to move straight into.

The accommodation briefly comprises an entrance porch leading into a spacious lounge, with elegant glazed oak doors opening into the impressive rear extension, providing an excellent second reception room that is perfect as a family room, dining area or home office. The modern kitchen is well-equipped with integrated appliances, while a contemporary ground floor WC completes the ground floor.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, alongside a modern family bathroom featuring fully tiled walls and flooring with a shower over the bath.

Externally, the property's standout feature is its beautiful corner plot, with the garden wrapping around the front, side and rear, offering excellent outdoor space for families and entertaining. A private driveway and detached garage provide ample off-street parking and additional storage.

Ideally positioned for families, the property falls within easy reach of the highly regarded Egglescliffe School, as well as local shops, amenities and excellent transport links via the A66 and A19, making commuting across Teesside quick and convenient.

Early viewing is highly recommended to fully appreciate the space, presentation and exceptional plot this superb family home has to offer.





























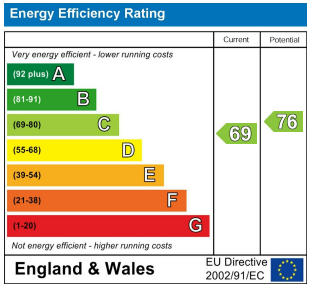

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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