



**Ashville Avenue, Eaglescliffe Stockton-On-Tees TS16 9AU**

**welcome to**

## **Ashville Avenue, Eaglescliffe Stockton-On-Tees**

Spacious two-bedroom detached bungalow in a sought-after Eaglescliffe location. Close to amenities and transport. Featuring living room, kitchen diner, garden room, two en-suites, gardens, driveways and outbuilding. Early viewing advised.

### **Entrance Hall**

Radiator

8' x 9' ( 2.44m x 2.74m )

Window to front, radiator

### **Lounge**

12' x 16' max ( 3.66m x 4.88m max )

Bay window to front, radiator, window to side

### **En Suite**

Shower, wash hand basin, cladding, towel rail

### **Dining Room**

10' 1" x 14' max ( 3.07m x 4.27m max )

Window to side, radiator

### **Bathroom**

Wash hand basin, towel rail, low level WC, splash back

### **Kitchen**

12' max x 10' ( 3.66m max x 3.05m )

Window to rear, sink with drainer, range of wall and base units, oven with electric hob and extractor fan, washing machine, dryer, dishwasher, splash back, recess for fridge freezer, spotlights

### **Loft Space**

No regulations, carpeted, radiator

### **Front Garden**

Double driveway, mature plants and hedges, enclosed by brick wall

### **Conservatory**

24' 1" x 8' ( 7.34m x 2.44m )

Brick base, UPVC roof, UPVC doors to side garden

### **Rear Garden**

Patio, access to two storage sheds

### **Landing**

Access to loft via staircase

### **Bedroom 1**

21' max x 10' ( 6.40m max x 3.05m )

Window to rear, feature wooden beams, step down area that can be used as a dressing room

### **En Suite**

Shower, cladding, wash hand basin, low level WC, Velux window to side

### **Bedroom 2**

12' x 10' 1" ( 3.66m x 3.07m )

Window to front, radiator

### **Dressing Area**





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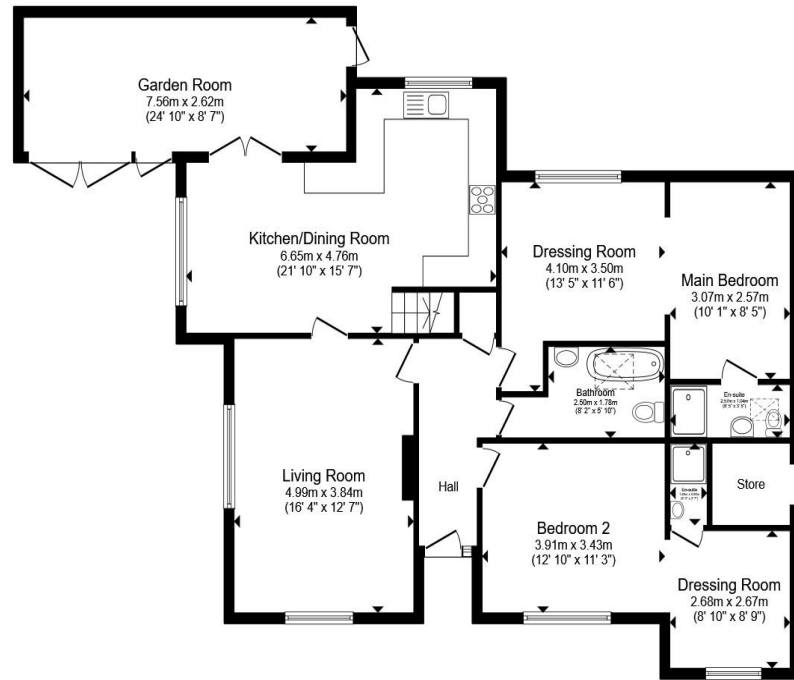
## Ashville Avenue, Eaglescliffe Stockton-On-Tees

- BUNGALOW
- DETACHED
- FRONT AND REAR GARDENS
- CONSERVATORY
- TWO BEDROOMS BOTH WITH EN SUITES

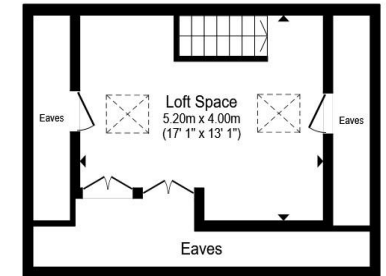
Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£325,000**



Ground Floor



First Floor

Total floor area 151.1 m<sup>2</sup> (1,626 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**01642 606161**



[Stockton@mannersandharrison.co.uk](mailto:Stockton@mannersandharrison.co.uk)



23 High Street, STOCKTON-ON-TEES,  
Cleveland, TS18 1SP



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