



12 Pinewood Road

Eaglescliffe, Stockton-on-tees, TS16 0AH

£220,000

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HALLWAY

12'7" X 3'11" - 3.85 X 1.20 M

Entering through a crisp white UPVC double-glazed door from the neatly kept front garden, you step into a bright and welcoming hallway. Natural light pours in, highlighting the generous high ceilings and the warmth radiating from a modern radiator. From here, the hallway opens up to both of the home's spacious reception rooms and provides access to the first floor above.

FIRST RECEPTION ROOM

11'10" X 13'3" - 3.63 X 4.05 M

The reception room sits at the front of the property, welcoming you with a spacious layout that easily fits a two-piece suite, along with extra storage units for convenience. A large UPVC double-glazed bay window lets in plenty of natural light and offers a pleasant view to the outside, while a feature fire surround with an electric fire creates a cozy focal point. The room is comfortably warmed by a radiator, making it an inviting spot to relax year-round.

SECOND RECEPTION ROOM

14'7" X 14'0" - 4.46 X 4.29 M

Tucked away at the back of the house, the second reception room offers ample space for a generous dining table and extra storage units. A fireplace with a decorative surround becomes the natural focal point, while a large UPVC double-glazed window bathes the space in natural light. A radiator keeps things cozy, and there's direct access to the kitchen, making it ideal for entertaining or family meals.

KITCHEN

11'3" X 13'5" - 3.45 X 4.11 M

Tucked away at the back of the property, the kitchen is both functional and inviting. Warm wood-effect cabinets line the walls, offering ample storage with a mix of wall, base, and deep drawer units, all set beneath pale, spacious worktops that catch the light. A built-in double electric oven sits conveniently with the hob placed to the side, making meal prep a breeze. There's generous floor space for your choice of free-standing appliances, whether it's a large fridge, dishwasher, or washing machine. Natural light pours in through a UPVC double glazed window, and a radiator keeps the space cozy year-round. A door opens directly into the rear garden—perfect for stepping outside with your morning coffee or carrying fresh herbs straight to your cooking.

LANDING

gains access to the 4 bedrooms, family bathroom, W/C & loft space.

BEDROOM ONE

11'10" X 13'3" - 3.62 X 3.44 M

Bedroom one is a Large double located at the front of the property which benefits from a large built-in storage cupboard, grey carpet, large radiator & fire.

BEDROOM TWO

12'11" X 10'2" - 3.94 X 3.10 M

Bedroom two is a Large double located at the rear of the property, featuring a UPVC double glazed window and radiator with plenty of space for storage.

BEDROOM THREE

8'5" X 7'7" - 2.58 X 2.33 M

Bedroom Three whilst small in size gives ample space for a single bed, storage units & benefits from a large UPVC window and radiator.

BEDROOM FOUR

8'2" X 5'11" - 2.50 X 1.83 M

Bedroom four is the smallest of the four bedrooms with ample space for a single bed and limited storage space. Featuring a UPVC double glazed window and large radiator. This room is situated at the front of the property.

FAMILY BATHROOM

8'7" X 5'8" - 2.63 X 1.75 M

White two-piece suite comprising; a freestanding bath, pedestal wash hand basin, feature grey wallpaper, light tile effect flooring, extractor fan, radiator, double glazed window to rear aspect. This property benefits from a separate W/c which is situated at the top of the stairs.

EXTERNAL

Both gardens to this property are low maintenance, the front garden of the property is graveled whilst the rear garden is pathing stones. The rear garden gains access to the brick shed and is large in size. There is access to a garage to the rear of the property.

IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.

- Decision in principle from your lender.

- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive

Tel: 01642 462153

quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

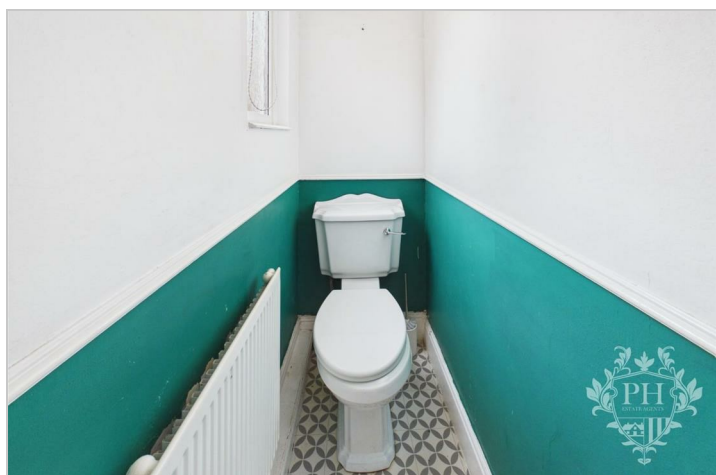
Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

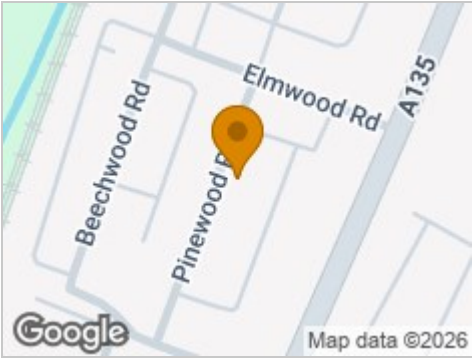
• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.



Road Map



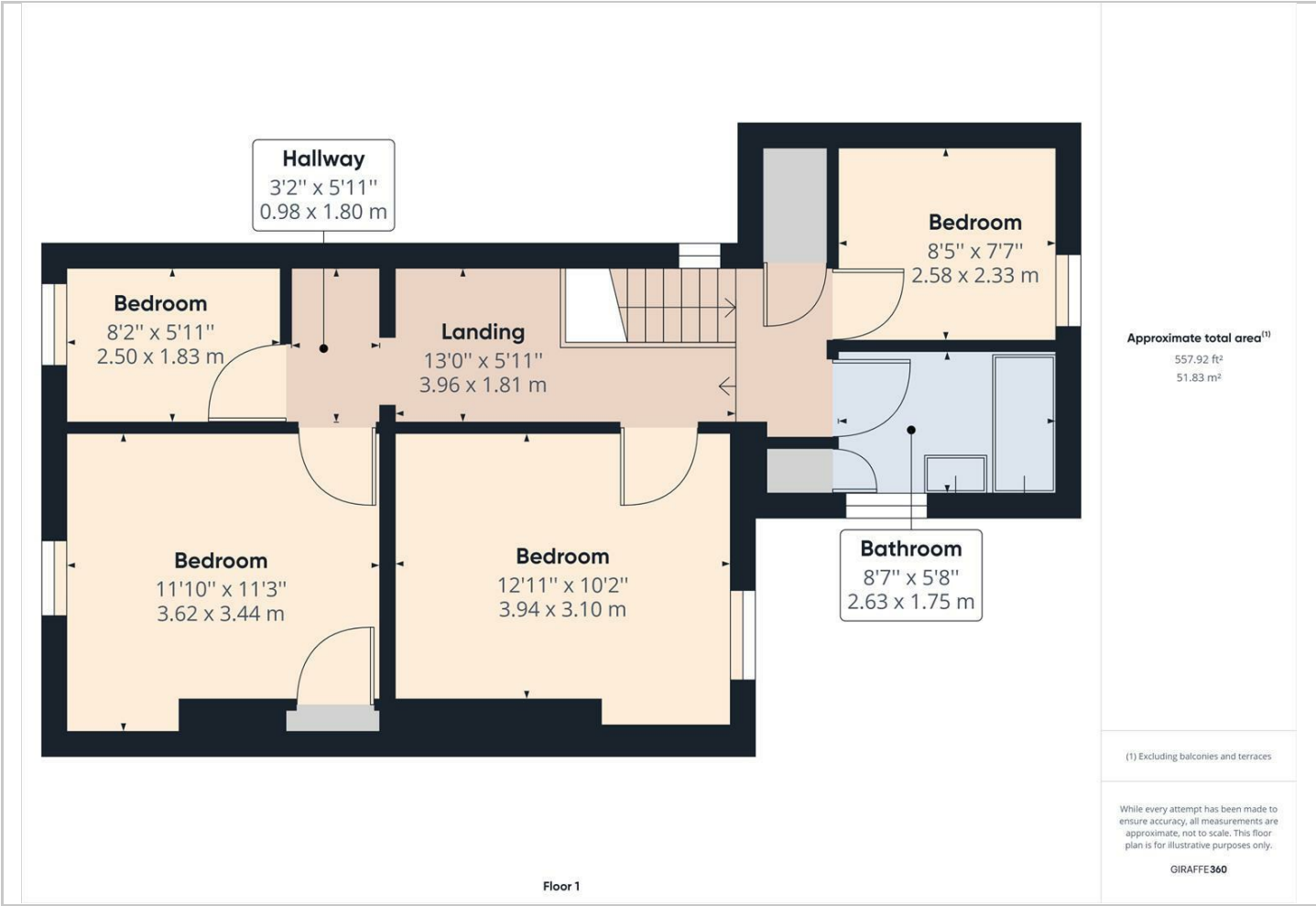
Hybrid Map



Terrain Map



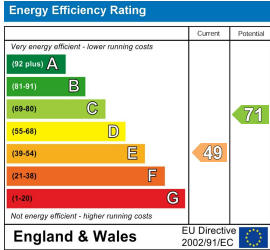
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.