



## 23 Carnoustie Drive

Eaglescliffe, Stockton-on-tees, TS169JA

£210,000



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## 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 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.

## HALLWAY

5'11" x 12'9" (1.80m x 3.89m)

Step inside through a sleek white UPVC door and you're greeted by a sunlit hallway that immediately feels welcoming. Natural light pours in, bouncing off crisp white walls and highlighting the plush grey carpet underfoot. The hallway offers easy access to the spacious reception and dining area, the modern kitchen, and the staircase leading to the first floor. There's also a handy understair storage cupboard, perfect for tucking away coats, shoes, or household essentials.

## RECEPTION/ DINING ROOM

10'5" x 21'8" (3.18m x 6.60m)

At the front of the reception dining room, you'll find a spacious dining area, perfectly sized to accommodate a full dining table—ideal for hosting family dinners or entertaining guests. Natural light pours in through a large UPVC double glazed window, while a radiator ensures the space stays cozy throughout the year. Toward the rear of the room, the living area offers plenty of room for a comfortable corner sofa and a selection of smaller storage units, creating a relaxed spot for unwinding. Sliding patio doors lead seamlessly from the living area into the conservatory, inviting even more sunlight and providing easy access to the garden beyond.

## CONSERVATORY

8'9" x 7'6" (2.67m x 2.29m)

The conservatory is reached through sliding patio doors from the reception and dining area. This bright, inviting space is large enough to accommodate a small sofa, making it perfect for relaxing or enjoying a morning coffee. Surrounded by UPVC double glazed windows, the room stays comfortable year-round and is filled with natural light. A dwarf wall runs along the base of the windows, and elegant French doors open directly onto the garden, seamlessly blending indoor comfort with outdoor beauty.

## KITCHEN

8'7" x 10'3" (2.62m x 3.12m)

The kitchen features a generous selection of cream-colored wall cabinets, base units, and drawers, all set off beautifully by deep, dark countertops

Tel: 01642 462153

that add a touch of sophistication to the space. A built-in electric oven is paired with a sleek gas hob, making meal preparation a breeze. In the adjoining utility area, there's ample room for additional free-standing appliances, so you'll never run short on storage or workspace. Natural light pours in through a UPVC double-glazed window, while a radiator keeps the space warm and inviting. From here, you have direct access to the ground floor shower room, the garage, and the rear garden, ensuring the kitchen remains the central hub of daily life.

### GROUND FLOOR BATHROOM

3'11" x 9'1" (1.19m x 2.77m)

The ground floor includes a well-appointed shower room featuring a modern shower cubicle, a sleek hand basin, and a WC. Natural light filters in through a frosted UPVC double-glazed window, offering both brightness and privacy.

### LANDING

8'10" x 8'1" (2.69m x 2.46m )

The landing benefits from a UPVC double glazed window to the side aspect and gains access to the three spacious bedrooms, family bathroom and loft.

### BEDROOM ONE

8'5" x 11'6" (2.57m x 3.51m)

The first bedroom sits at the front of the house, offering plenty of space for a king-size bed without feeling cramped. Modern sliding wardrobes stretch along one wall, providing a sleek and practical storage solution. A large UPVC double-glazed window lets in natural light, while the fitted radiator keeps the room cozy year-round. Soft carpeting underfoot adds a finishing touch, making the space both comfortable and inviting.

### BEDROOM TWO

10'5" x 9'8" (3.18m x 2.95m)

Tucked away at the back of the property, the second bedroom currently serves as a spacious home office, offering a quiet retreat from the rest of the house. With plenty of room for a double bed and smaller storage pieces, this

versatile space can easily be converted back into a cozy bedroom. Natural light pours in through a modern UPVC double glazed window, while a radiator ensures the room stays warm and comfortable year-round.

### BEDROOM THREE

8'6" x 7'3" (2.59m x 2.21m)

The third bedroom sits at the front of the house, where sunlight filters in through a large UPVC double glazed window. Currently, it's set up as a home office, offering a quiet spot for work or study. The space is versatile—there's enough room for a single bed and compact storage units, making it suitable for a child's room, guest bedroom, or creative studio. A modern radiator keeps the space warm and comfortable year-round.

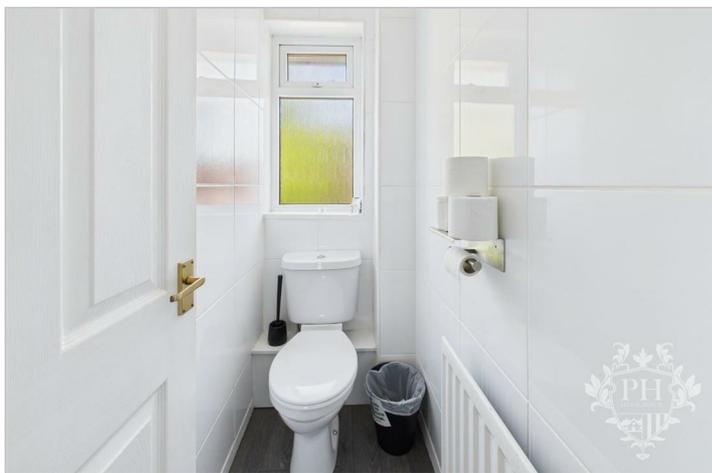
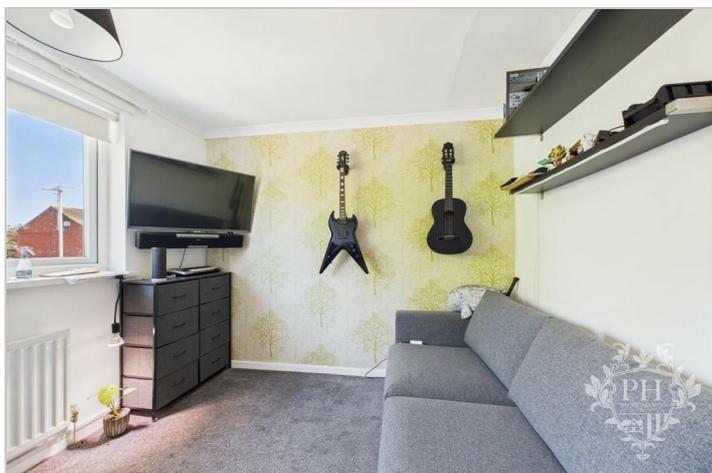
### FAMILY BATHROOM

5'7" x 5'6" (1.70m x 1.68m)

The family bathroom features a stylish two-piece suite, including a modern paneled bathtub fitted with convenient shower attachments and a sleek glass screen, perfect for both relaxing soaks and quick showers. A contemporary hand basin sits beneath a frosted UPVC double-glazed window, allowing natural light to filter in while still ensuring privacy. Just next door, the separate w.c. offers its own frosted UPVC double-glazed window and a radiator, providing both comfort and discretion for guests and family members alike.

### EXTERNAL

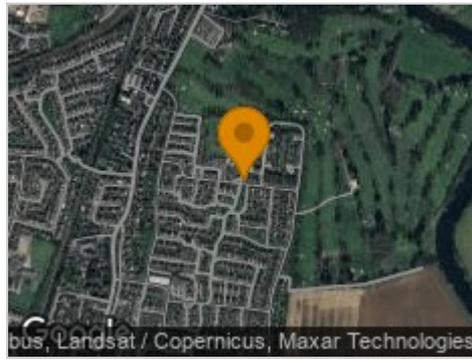
The property features a private driveway and an attached garage, complemented by a neatly maintained front lawn that adds a touch of greenery to the entrance. At the back, you'll find a generously sized garden, complete with a cozy patio area perfect for relaxing or entertaining guests, as well as an expansive grassy section, all enclosed by secure fencing for added privacy. Conveniently located, the home is just a short drive from Yarm High Street, placing a variety of popular shops, highly regarded schools, and essential amenities within easy reach.



## Road Map



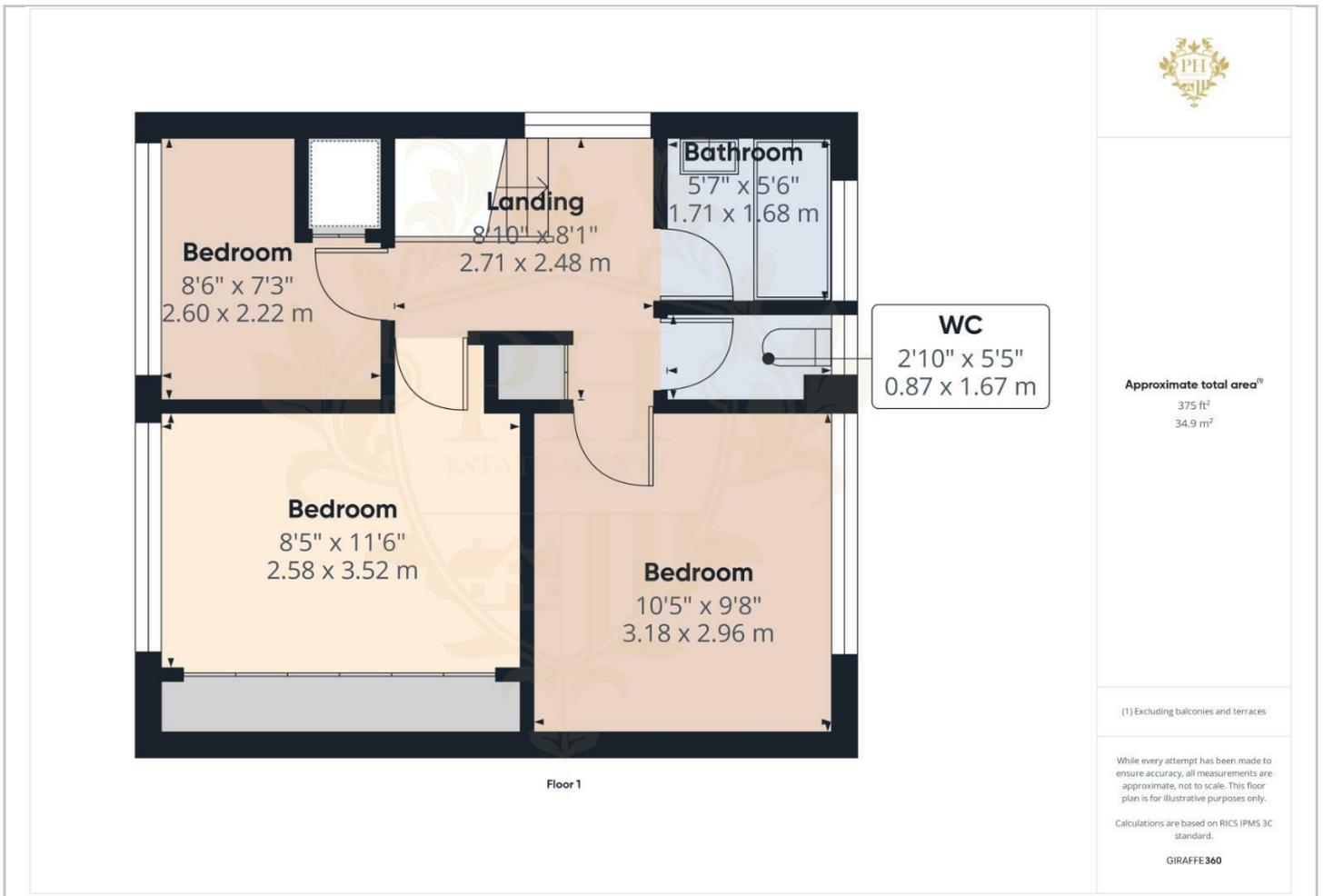
## Hybrid Map



## Terrain Map



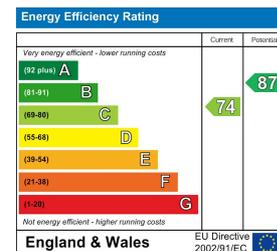
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.