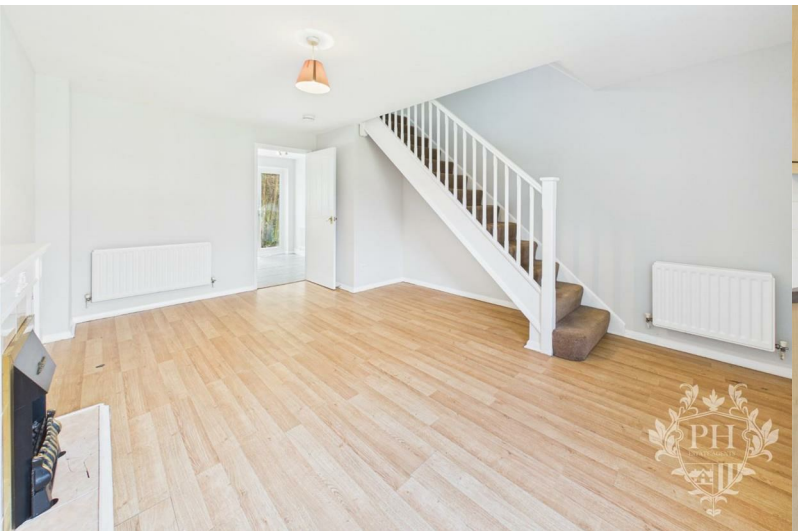
PH ESTATE AGENTS

6 Trevithick Close

Eaglescliffe, Stockton-on-tees, TS16 0RY

£155,000

2 1 1 D



6 Trevithick Close

Eaglescliffe, Stockton-on-tees, TS16 0RY

£155,000

ENTRANCE

3'3" x 3'0" (0.99m x 0.91m)

Step inside through a crisp white UPVC double-glazed door that opens from the front garden, leading you into a welcoming entrance passage. From here, you're guided directly into the heart of the home—the reception room.

RECEPTION ROOM

12'6" x 15'10" (3.81m x 4.83m)

The reception room is positioned at the front of the house, offering a welcoming space perfect for a two-piece suite and additional storage furniture. A decorative fire surround frames an electric coal-effect fire, creating a cozy focal point for the room. Natural light fills the space through a large UPVC double-glazed window, while a radiator ensures comfort year-round. From here, you can easily access both the kitchen and dining area as well as the staircase leading to the first floor.

KITCHEN/ DINER

12'4" x 8'8" (3.76m x 2.64m)

On the left side of the room, the kitchen unfolds with a bright, modern feel. Light-colored wall cabinets, matching base units, and sleek drawers line the space, all topped with dark countertops that create a bold contrast. A built-in electric oven sits below a gas hob, while designated spots are ready for your free-standing appliances. Sunlight streams in through a UPVC double-glazed window, making the kitchen both inviting and practical.

To the right, there's just enough room for a cozy dining table—perfect for casual breakfasts or intimate dinners. An understair storage cupboard offers a convenient spot to tuck away odds and ends, keeping the area tidy. At the far end, elegant French doors open directly onto the garden, letting in fresh air and connecting the indoors with the outdoors in one seamless move.

LANDING

6'1" x 6'2" (1.85m x 1.88m)

The landing gains access to the properties two bedrooms, family bathroom and loft.

BEDROOM ONE

9'1" x 8'8" (2.77m x 2.64m)

The first bedroom is positioned at the front of the property, offering plenty of natural light through its two UPVC double glazed windows. There's ample space for a double bed, along with extra room for storage units, so you can keep everything organized and tidy. The room also features a radiator to keep things cozy, plus a convenient storage cupboard for those belongings you want tucked away.

BEDROOM TWO

12'6" x 9'4" (3.81m x 2.84m)

Tucked away at the back of the property, the second bedroom offers a quiet and private retreat. There's plenty of room for a double bed as well as larger wardrobes or storage units, so you won't have to compromise on comfort or organization. The space is brightened by a modern UPVC double glazed window that lets in natural light while keeping things peaceful and insulated. A radiator keeps the room cozy, and the laminate flooring adds a clean, contemporary finish.

FAMILY BATHROOM

5'11" x 6'1" (1.80m x 1.85m)

The family bathroom would benefit from some modern updates, but it currently features a classic three-piece suite. There's a paneled bathtub fitted with an electric shower above, perfect for both quick rinses and longer soaks. A hand basin sits nearby, offering plenty of space for daily routines, while a low-level toilet completes the set. The room is finished with a tile surround that adds a touch of character, and a radiator ensures the space stays warm and comfortable.

EXTERNAL

This home features a spacious driveway at the front, easily accommodating two cars. Step out back to find a charming pebbled garden, bordered by sturdy fencing that creates a private, enclosed space—ideal for relaxing outdoors or hosting small gatherings. The property is conveniently located just minutes from highly regarded schools, handy local shops, and quick access to the A66 for easy commuting.

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.

Tel: 01642 462153

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.

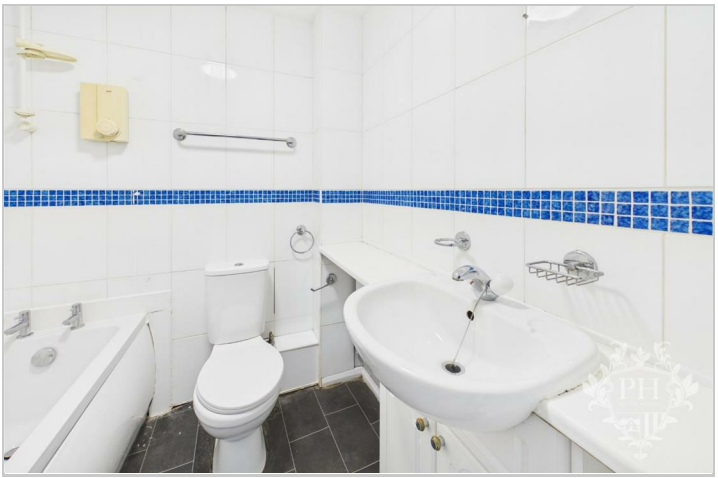
•Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have 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.

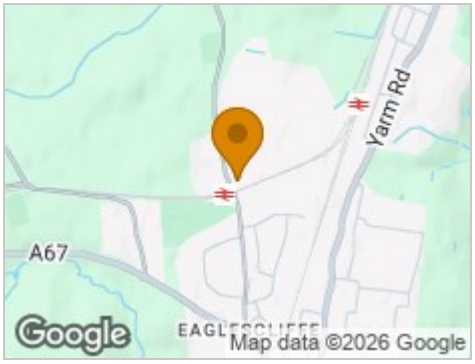
For further details or clarification, please contact our office directly.



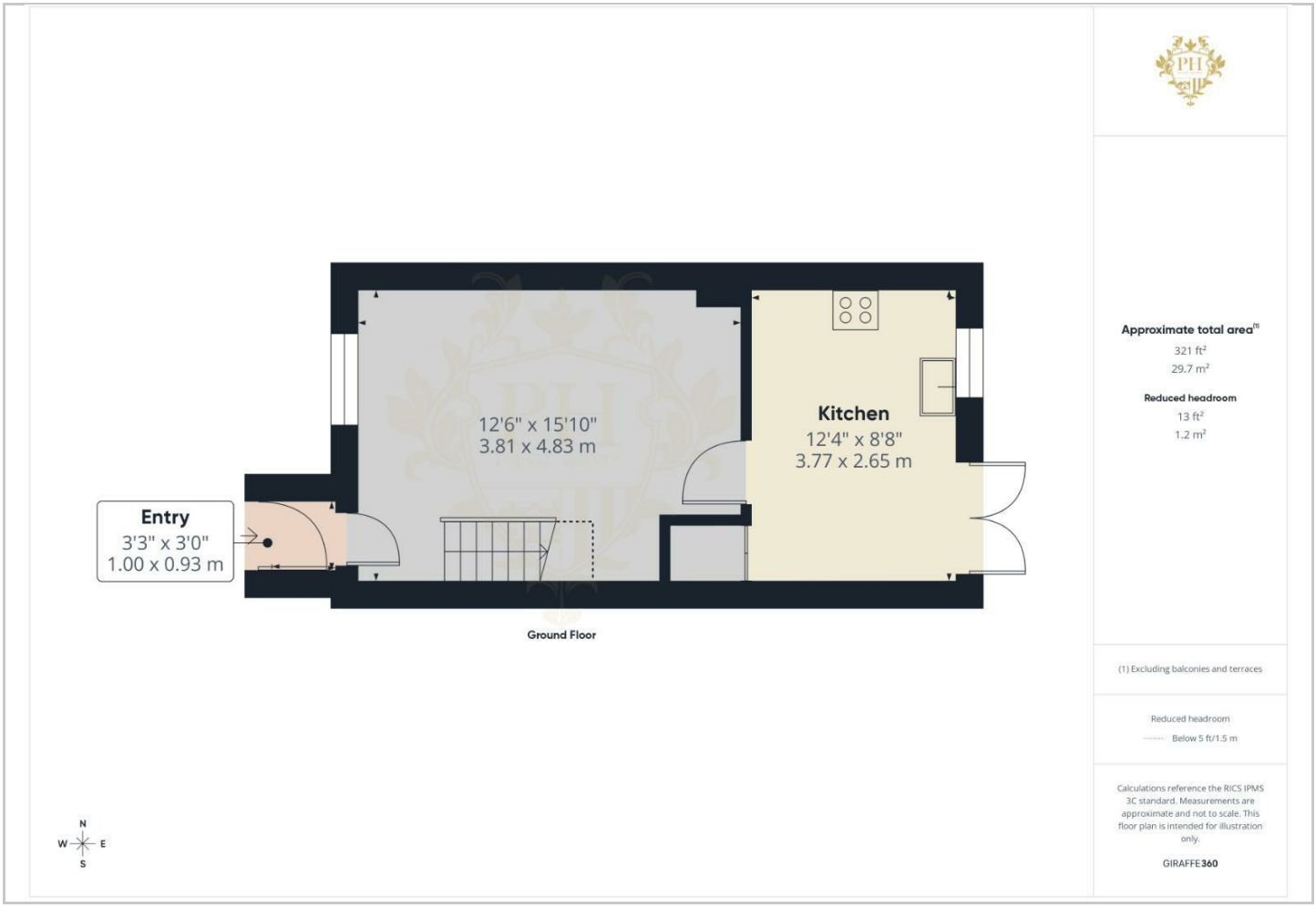
Road Map

Hybrid Map

Terrain Map



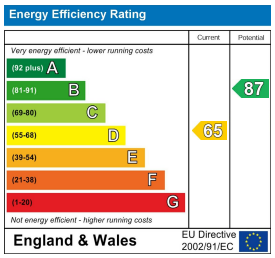
Floor Plan



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.

PH Estate Agents Limited 144 High Street, Eston, Middlesbrough, TS6 9EN
Tel: 01642 462153 Email: info@phestateagents.co.uk https://www.phestateagents.co.uk/