



Emsworth Drive, Eaglescliffe, Stockton-On-Tees,  
TS16 0NS  
3 Bed - House - Semi-Detached  
£225,000

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Emsworth Drive, Eaglescliffe, TS16 0NS

\*\*\* NO CHAIN SALE \*\*\*  
\*\*\* IDEAL PURCHASE FOR FIRST TIME BUYER \*\*\*

NEW TO THE MARKET, this lovely three bedroom family home situated on the popular Orchard Estate in Eaglescliffe. Located close to a range of shops, train station, and great access to Durham Lane Primary.

The Property briefly comprises of; Entrance Hall with Understairs Storage Cupboards, Living Room, and Kitchen/Diner with French Doors to the Rear Garden.  
To the first floor there are Two Double Bedrooms, an additional Single Bedroom and a Family Bathroom that has been extended to allow space for a separate shower and bath.  
This property has an added feature of a converted loft space with separate stairs to the loft, which was previously used as an office/bedroom allowing ample of additional space.

Externally, the front of the property has a decorated front garden with a long driveway allowing ample of off street parking and access to a single detached garage. To the rear is an enclosed private garden, with a decking/patio area leading from the kitchen/diner and a laid lawn, with a variety of mature shrubs and trees.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

## GROUND FLOOR

**Entrance Hall**  
**11'2" x 6'0"**  
Understairs Storage Cupboard

**Living Room**  
**13'7" x 13'7"**

**Kitchen / Diner**  
**11'4" x 9'6"**  
Dining Area - 3.26m x 3.09m

## FIRST FLOOR

**Landing**  
**9'1" x 2'7"**

**Bedroom 1**  
**10'5" x 11'5"**  
Additional Storage Cupboard - 0.77m x 1.34m

**Bedroom 2**  
**11'5" x 10'6"**

**Bedroom 3**  
**8'2" x 8'6"**

**Family Bathroom**  
**6'0" x 9'0"**

## SECOND FLOOR

**Loft Conversion**  
**11'2" x 20'3"**

**SINGLE DETACHED GARAGE**  
**17'9" x 7'9"**

**Notice**  
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

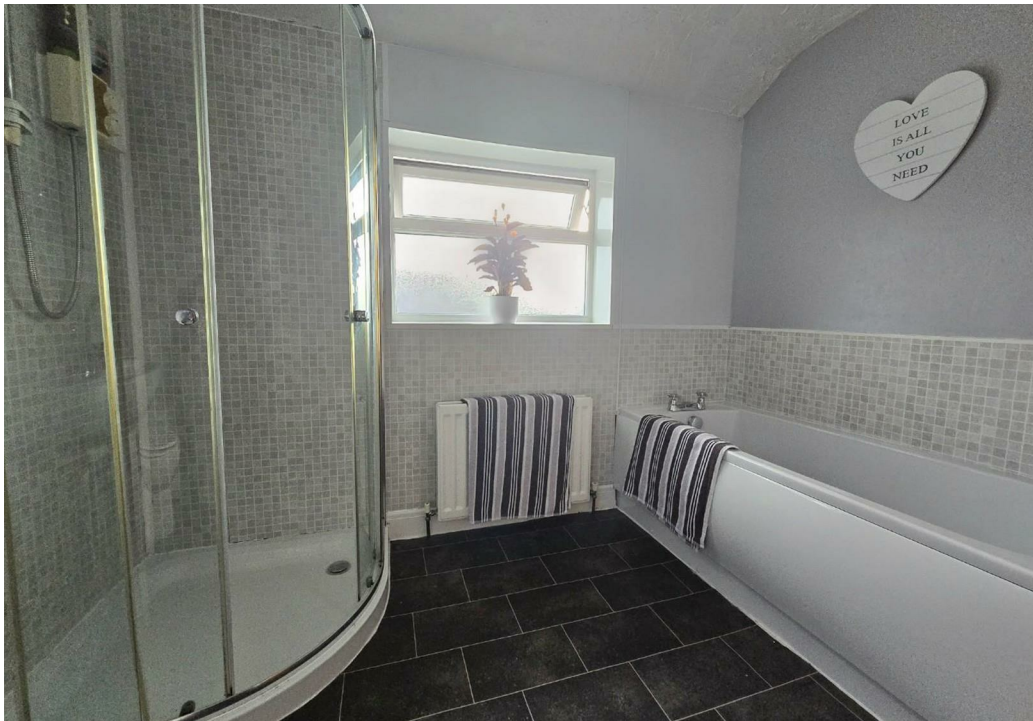
The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.















Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1270.87 ft<sup>2</sup>  
118.07 m<sup>2</sup>

**Reduced headroom**

135.02 ft<sup>2</sup>  
12.54 m<sup>2</sup>

(1) Excluding balconies and terraces

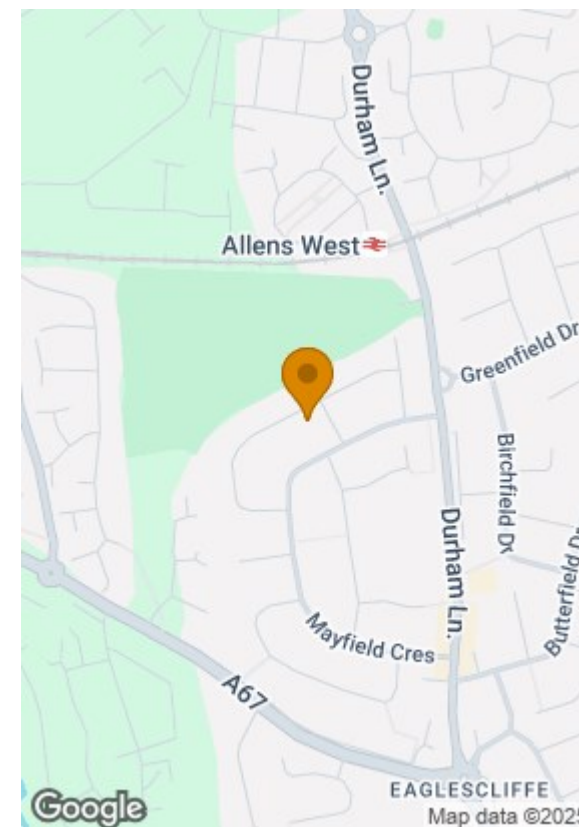
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

EU Directive 2002/91/EC

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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