



Yarm Road, Eaglescliffe, TS16 9AB
2 Bed - Bungalow - Detached
25% Shared Ownership £55,000

DETACHED BUNGALOW. TWO BEDROOMS. IDEAL RETIREMENT HOME. OVER 55S ONLY. SHARED OWNERSHIP. 25% TO 75% SHARE AVAILABLE. EXCLUSIVE RETIREMENT DEVELOPMENT. BUILT AND COMPLETED JUNE 2019. SOUGHT AFTER AREA CLOSE TO PRESTON PARK. CARPORT. SOUTH FACING GARDEN. NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED. We are pleased to offer for sale a superb two bedroom detached bungalow on an exclusive retirement development for over 55s located on Trinity View in a sought after area of Eaglescliffe. The current vendors 25% share is available although up to 75% can be purchased through 13 housing. The current rent payable is approximately £220 per calendar month. Trinity View is located just off Yarm Road close to local doctors surgery and bus stop located on Yarm Road directly in front of the property. Access to Preston Park, Eaglescliffe and its ground is within a very short walk to the rear of the development with excellent shopping and leisure facilities within the vicinity. Presented in good decorative order. With the benefit of gas central heating, uPVC double glazing and a security alarm system the accommodation briefly comprises: Entrance Hall, 26' open plan Lounge/ Dining Room/ fitted Kitchen with integrated appliances, French doors leading to the garden, two Bedrooms and Wetroom/WC with white suite and chrome wall shower. Fully installed CCTV system which can be purchased under separate negotiation. Externally there are gardens to the front, side and rear which includes a patio area and gated access to car port, providing off street parking facilities. An Internal inspection is highly recommended to truly appreciate the quality accommodation on offer.



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ENTRANCE HALL

Double glazed entrance door to the front elevation. Large built in storage cupboard with double door access, electric light, power points and fitted coat rail. Built in shelved storage cupboard with electric light. Central heating radiator, access to the loft and panelled doors leading to the lounge, two bedrooms and wet room.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

26' x 11' (7.92m x 3.35m)

LOUNGE/DINING ROOM

18'4 x 11' (5.59m x 3.35m)

Double glazed window to the front elevation. Attractive wall mounted marble effect fireplace with coal effect electric fire. Tv aerial point, two central heating radiators and double glazed french doors to the side elevation leading to the garden. Open plan into the kitchen.

KITCHEN

11' x 7'8 (3.35m x 2.34m)

Double glazed window to the rear elevation. Fitted floor, wall and drawer units with fitted work surfaces incorporating a single drainer stainless steel sink unit. Built in chrome oven and chrome hob with stainless steel extractor hood above. Integrated washing machine and fridge/freezer, concealed wall mounted gas boiler, extractor fan and spot lights to the ceiling.

BEDROOM 1

15'2 x 10'4 (4.62m x 3.15m)

Double glazed window to the side elevation. Tv aerial point, central heating radiator and panelled door leading to the wet room.

BEDROOM 2

9'4 x 8'6 (2.84m x 2.59m)

Double glazed window to the front elevation and central heating radiator.

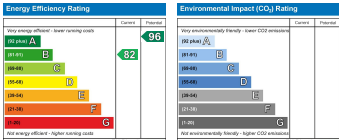
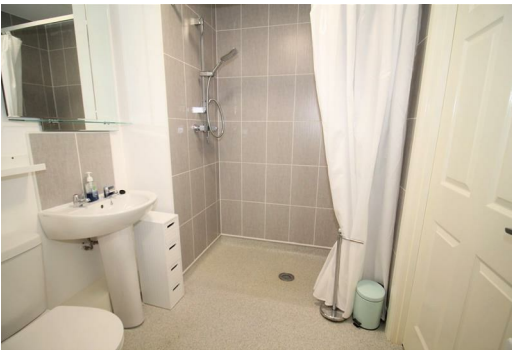
WET ROOM/WC

7'4 x 6'2 (2.24m x 1.88m)

White suite comprising pedestal washbasin and low level WC. Chrome wall mounted shower, part ceramic tiling to the walls, central heating radiator, extractor fan and shaver point.

OUTSIDE

Front garden laid to lawn with established shrubs and paved footpath. A side gate leads to South facing rear garden enclosed by timber fencing laid to lawn with paved patio area, outside lighting, water tap and timber garden shed. A gate to the rear leads to a carport and off street parking.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

