



Yarm Road, Eaglescliffe, TS16 0BH

Offered with NO CHAIN, this charming four bedroom PERIOD semi-detached property is nestled in a sought-after area of Eaglescliffe. This delightful home retains its original charm and character whilst incorporating modern features for comfortable living.

Upon entering, you'll find an inviting entrance hall that leads to a spacious lounge, featuring a large bay window and a log burner. An archway connects the lounge to the dining room, which also includes a fireplace. The farmhouse kitchen/breakfast room is approximately 27 feet long and offers a variety of fitted units, a Belfast sink, and granite worktops to one side. It comes equipped with integrated appliances, including a double oven, gas hob, and dishwasher. French doors open to the rear garden, enhancing the space.

On the first floor, there are three good sized bedrooms. The master bedroom includes fitted wardrobes, a period fireplace, and sash windows replaced in 2023. The beautiful family bathroom features an elegant roll top bath, separate shower and vintage style sink and radiator. There is also a separate W/C on this floor. The second floor has an additional bedroom with two Velux windows and an electric heater. This property also benefits from a new roof (fitted in 2021), new rendering to the side and back (2021), gas central heating and is double glazed windows throughout.

Outside, the front features a walled lawned garden with a privacy hedge. The rear offers a large, low-maintenance courtyard, established borders, and off-road parking for one car with rear access.

Situated in a convenient location within easy reach of Yarm High Street and its excellent range of shops, cafes, and restaurants, the property is also well positioned for easy access to Preston Park, Sunningdale Shopping Parade, supermarkets, and local bus routes. Eaglescliffe Train Station and the A66 are close by, providing good transport links to various locations around the North-East.

Offers In The Region Of £375,000



4



1



2



F

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HALL

LOUNGE

12'4 x 13'4 (3.76m x 4.06m)

DINING ROOM

12'5 x 11'8 (3.78m x 3.56m)

KITCHEN

27'8 x 11'1 (8.43m x 3.38m)

LANDING

MASTER BEDROOM

16'9 x 12'5 (5.11m x 3.78m)

BEDROOM TWO

12'5 x 11'8 (3.78m x 3.56m)

BEDROOM THREE

11'2 x 9'7 (3.40m x 2.92m)

BATHROOM

14'6 x 8'1 (4.42m x 2.46m)

W/C

3'7 x 2'10 (1.09m x 0.86m)

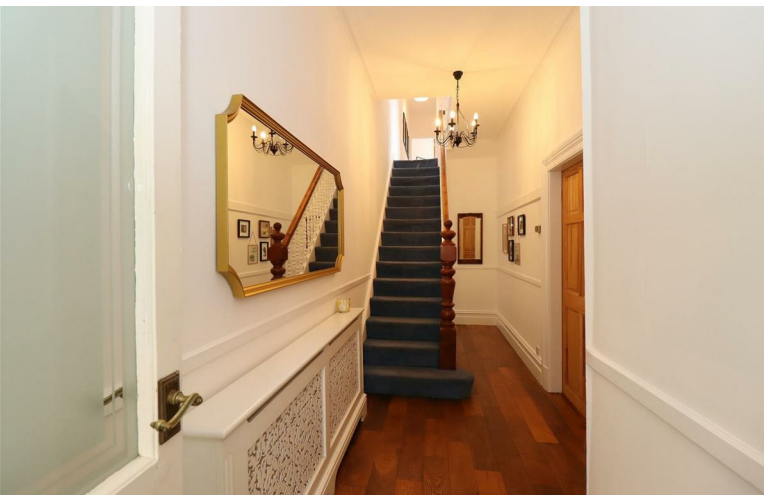
LANDING

BEDROOM FOUR

12'0 x 13'2 (3.66m x 4.01m)

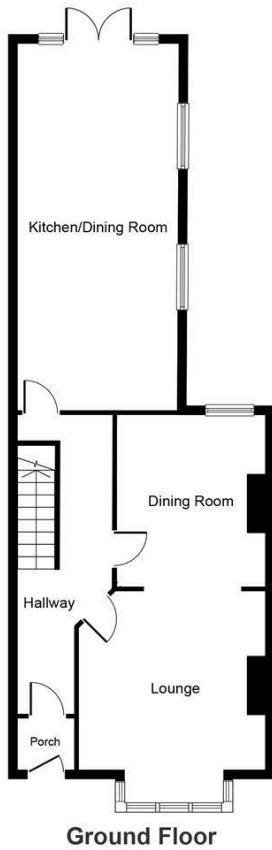


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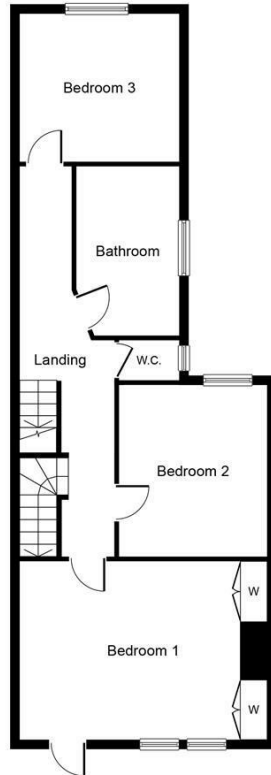




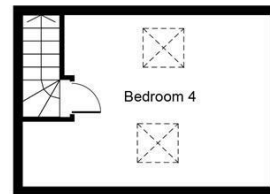
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Ground Floor



First Floor

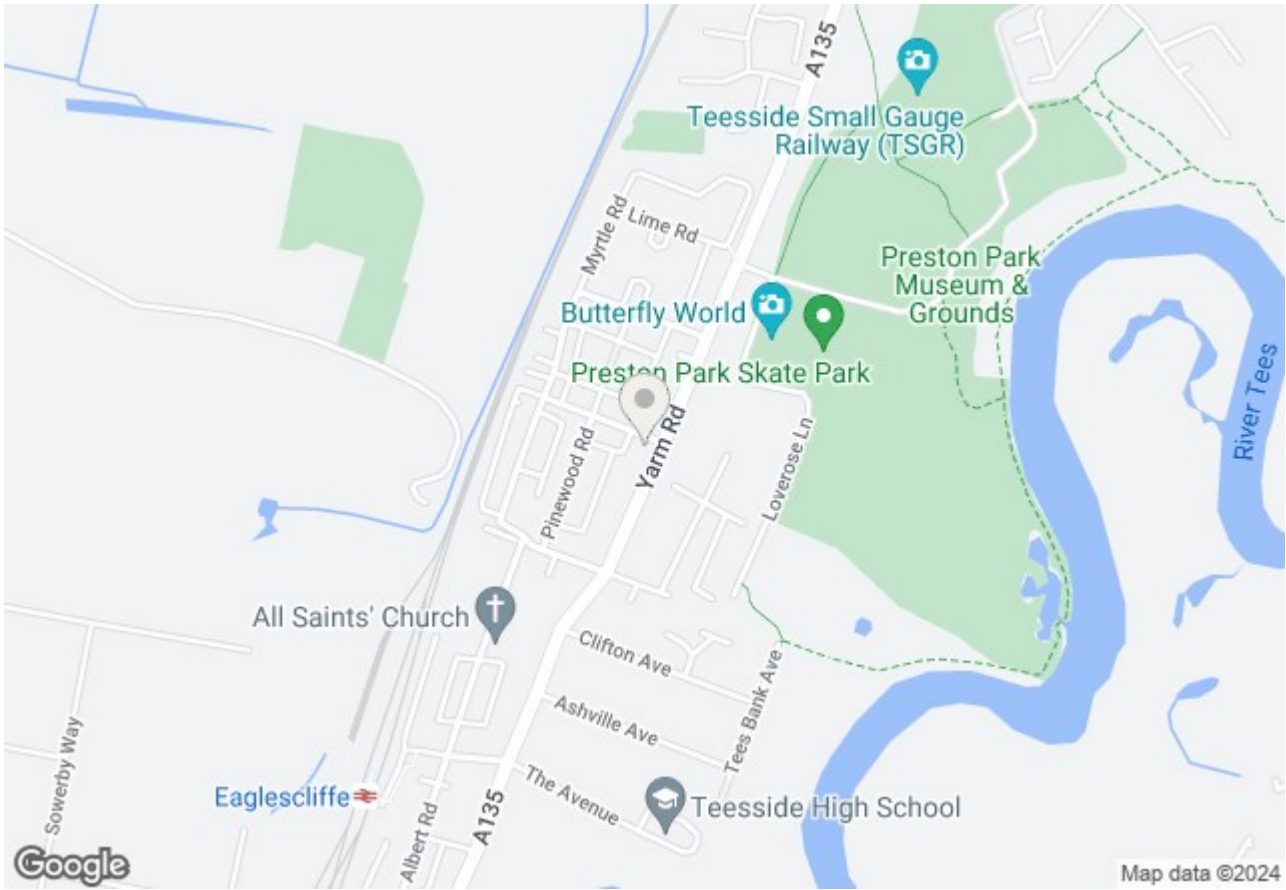


Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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