



## Rowan Road, Eaglescliffe, TS16 0LL

**\*\*UNEXPECTEDLY BACK TO MARKET\*\***

This two bedroom semi-detached bungalow, complete with a detached garage, is nestled in a cul-de-sac in the popular area of Eaglescliffe and is offered with NO CHAIN.

The accommodation includes an entrance hall leading to a spacious lounge/dining room, filled with natural light from two large windows. The kitchen features a range of fitted units and comes equipped with an integrated oven, microwave, and hob. At the rear of the property, you'll find two bedrooms, both with fitted wardrobes. One bedroom has sliding doors opening to a bright and airy conservatory, which offers lovely views of the rear garden. A shower room completes the living space.

The bungalow is fitted with electric heating and double-glazed windows throughout, ensuring a comfortable living environment.

Externally, the property enjoys a detached garage and a long driveway providing ample off-road parking. The southerly facing rear garden is ideal for sun lovers and has been landscaped for low maintenance.

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 Orchard Shops, Tesco Supermarket, and local bus routes. Allens West Train Station and the A66 are close by, providing good transport links to various locations around the North-East.

£165,000





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HALL

LOUNGE

17'5" > 10'9" x 13'8" (5.31m > 3.30m x 4.17m)

KITCHEN

7'11 x 7'1 (2.41m x 2.16m)

BEDROOM ONE

12'6 x 8'7 (3.81m x 2.62m)

BEDROOM TWO

9'2 x 9'2 (2.79m x 2.79m)

SHOWER ROOM

5'0 x 7'10 (1.52m x 2.39m)

CONSERVATORY

15'2 x 8'0 (4.62m x 2.44m)

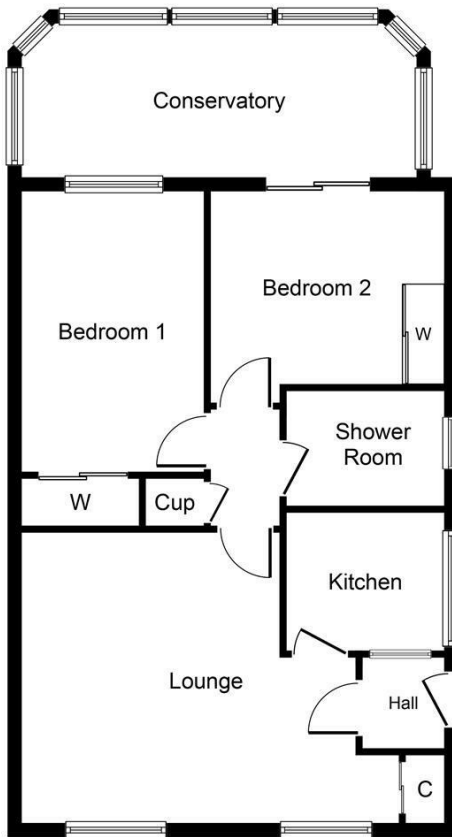


Tel: 01642 248248





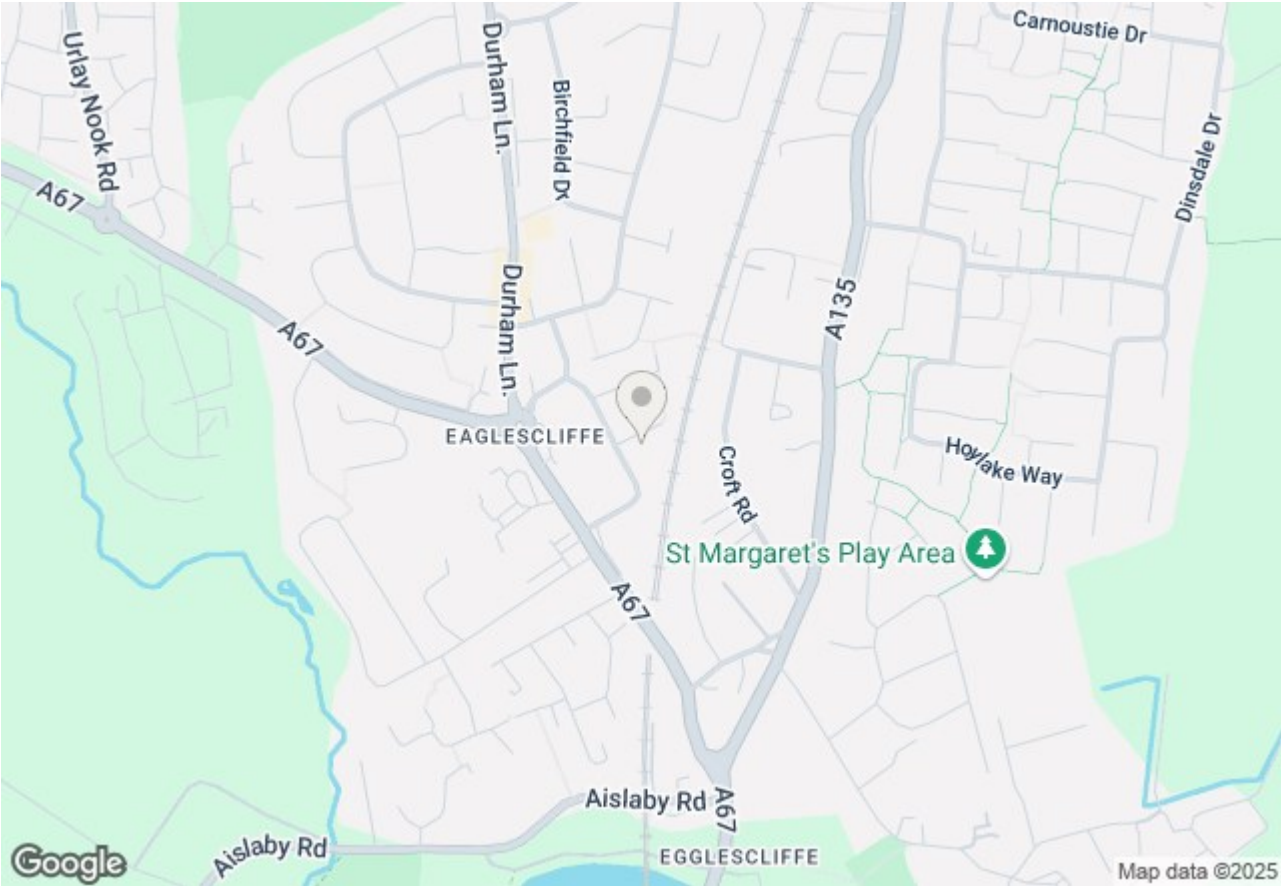





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as a guide 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
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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