



## The Oval, Eaglescliffe, TS16 0BF

This beautiful, detached townhouse is situated within the popular 'West Acres Park' development in Eaglescliffe built by Redcastle Homes, this property overlooks a delightful green belt, offering a scenic outlook. The home boasts three spacious double bedrooms, providing ample space for family life, further enhanced by the current owner's decor and high-quality fittings.

The entrance porch leads to a welcoming hall, an impressive 25' open-plan lounge/dining room/kitchen with integrated appliances perfectly designed for modern family living and entertaining, a convenient utility room, and a WC.

The first floor continues to impress, offering two generous double bedrooms, one of which benefits from fitted wardrobes and a modern en suite shower room, ideal for those seeking ample storage. A contemporary family bathroom serves the second bedroom, while an inner landing provides access to the upper floor.

The top floor provides a stunning master suite, featuring a spacious bedroom, a fitted dressing room, and a luxurious en suite shower room, offering privacy.

This property also benefits from a dual heating system (boiler under warranty), and a security alarm.

The property features an enclosed front garden and a low maintenance rear garden with an artificial lawn and patio area ideal for outdoor entertaining. To the rear you'll find parking for two vehicles.

This home is ideally located close to highly regarded schools, local shops, and just a short drive from Yarm High Street. Viewing is highly recommended to appreciate this stunning family home.

Offers Over £240,000



# The Oval, Eaglescliffe, TS16 0BF

HALL

LOUNGE/DINING ROOM/KITCHEN

25'8" x 14'3" (7.82m x 4.34m)

UTILITY ROOM

7'9" x 5'3" (2.36m x 1.60m)

WC

5'6" x 4'7" (1.68m x 1.40m)

LANDING

BEDROOM TWO

13'8" x 11'2" (4.17m x 3.40m)

ENSUITE

6'2" x 4'5" (1.88m x 1.35m)

BEDROOM THREE

15' x 11'2" (4.57m x 3.40m)

BATHROOM

5'6" x 4'9" (1.68m x 1.45m)

LANDING

BEDROOM ONE

23'6" x 17'9" (7.16m x 5.41m)

DRESSING ROOM

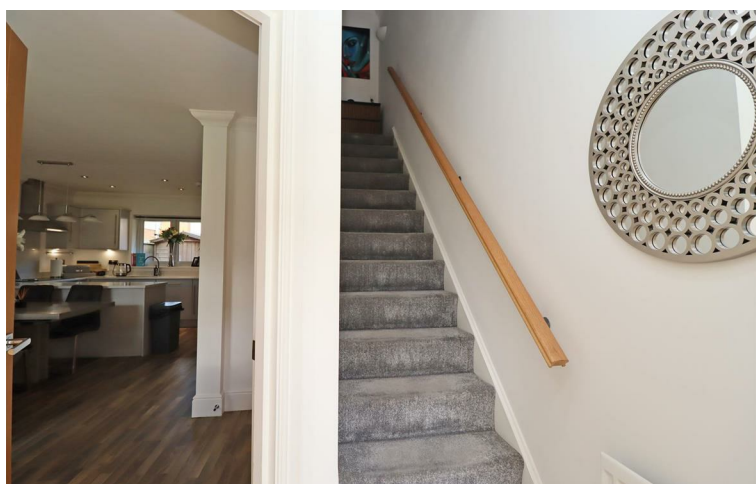
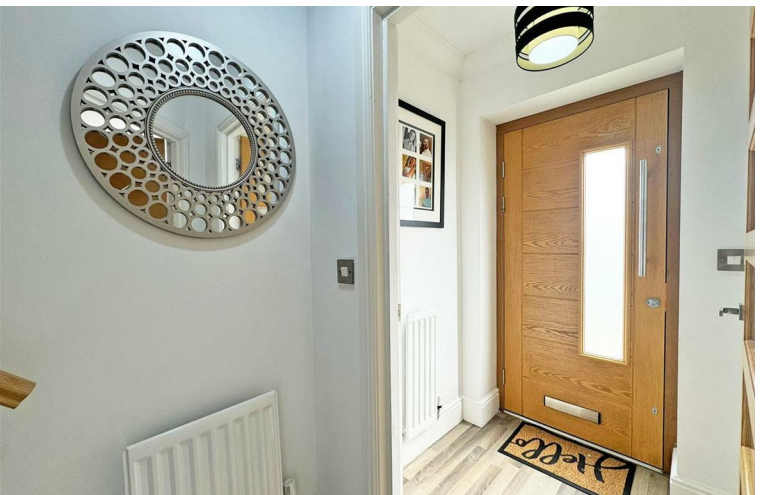
8'5" x 6'3" (2.57m x 1.91m)

ENSUITE

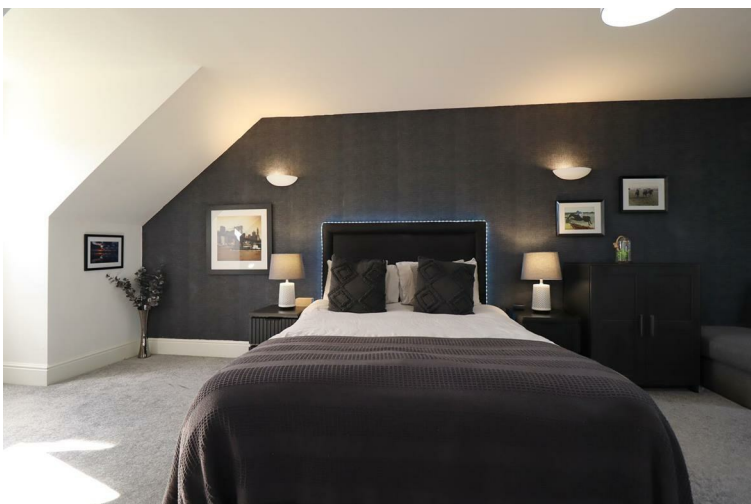
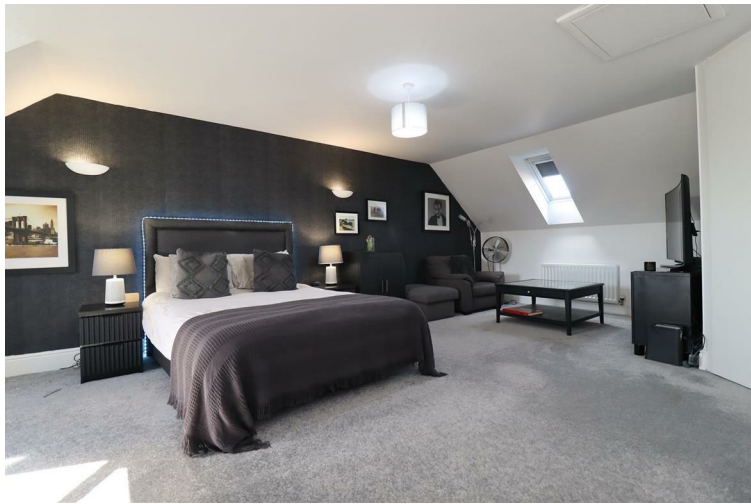
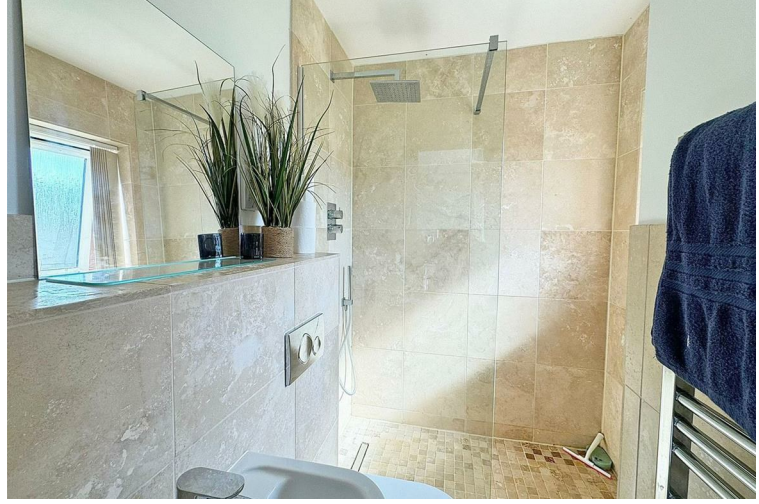
6'10" x 3'2" (2.08m x 0.97m)



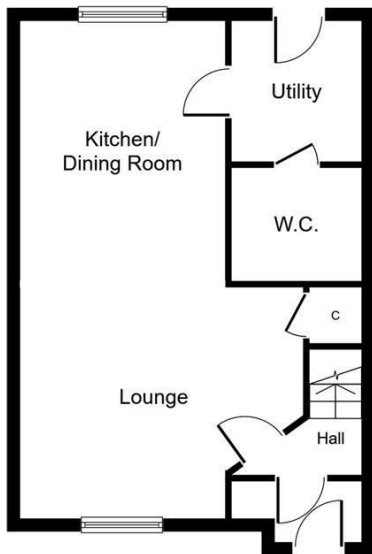
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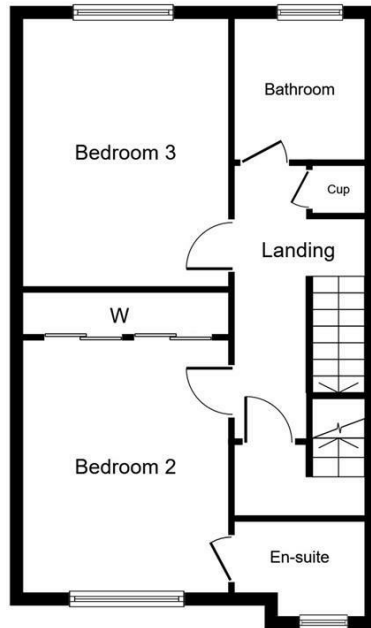
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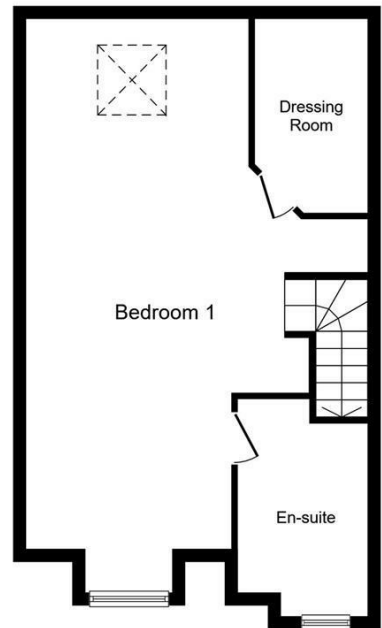
# The Oval, Eaglescliffe, TS16 0BF



Ground Floor



First Floor

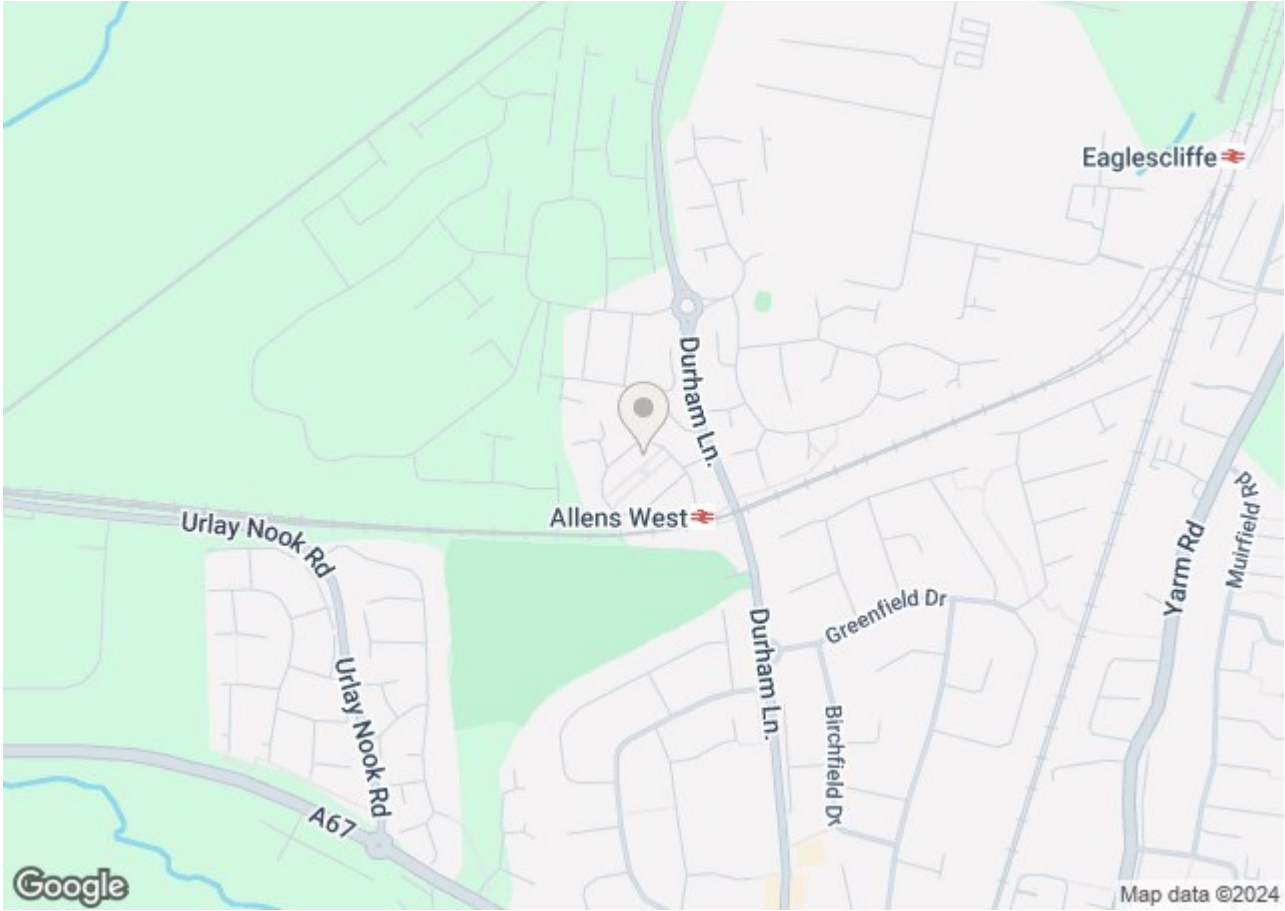


Second Floor

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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# The Oval, Eaglescliffe, TS16 0BF



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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