



Wentworth Way, Eaglescliffe, TS16 9EB

This beautifully presented and recently remodelled three bedroom semi-detached house is located in the popular area of Eaglescliffe. The property benefits from a south-facing rear garden and has undergone various improvements, making it an attractive choice for potential buyers.

The accommodation comprises of an entrance hallway leading to a spacious lounge and a refitted open-plan kitchen/dining room. The kitchen is fitted with a range of contemporary units, including a peninsular breakfast bar and integrated appliances such as a gas hob, oven, and washer/dryer.

Upstairs, there are three bedrooms, one of which has fitted wardrobes, and a modern bathroom with a shower over the bath.

Additional features include double glazed windows, mostly new radiators and a new combi boiler installed in 2021.

To the front of the property is a low maintenance gravelled garden and a driveway for off-road parking and to the rear is a lawned garden and patio that enjoys a sunny aspect.

The lovely family house is situated in a convenient location, within easy reach of Yarm High Street and its excellent range of shops, cafes, and restaurants. It is also well-positioned for access to local primary and secondary schools, Sunningdale Shops and local bus routes. Eaglescliffe Train Station and the A66 are nearby, offering good transport links across the North-East.

£190,000



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HALL

LOUNGE

13'2" x 10'9" (4.01m x 3.28m)

KITCHEN/DINING ROOM

16'10" x 11' (5.13m x 3.35m)

LANDING

BEDROOM ONE

12'7" 10'1" (3.84m 3.07m)

BEDROOM TWO

9'8" x 9'1" (2.95m x 2.77m)

BEDROOM THREE

9'4" x 6'5" (2.84m x 1.96m)

BATHROOM

7'4" x 6'1" (2.24m x 1.85m)

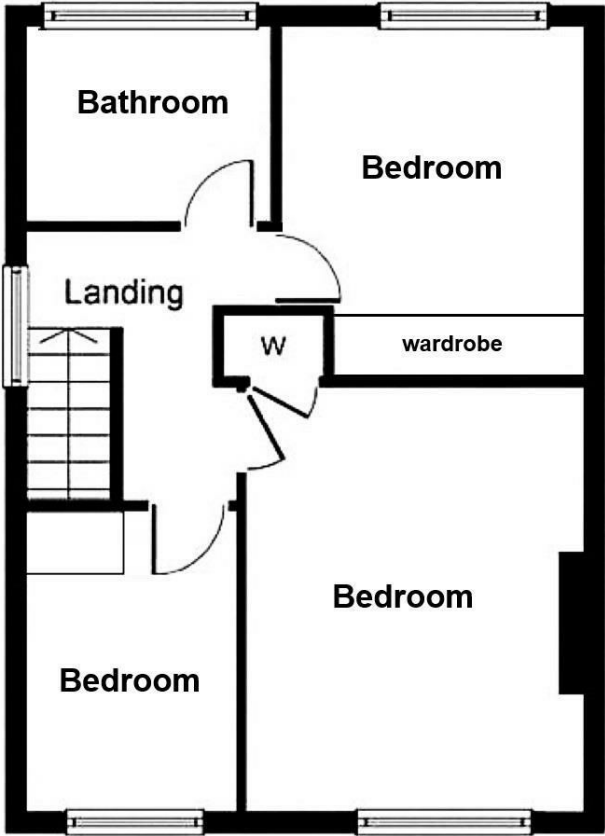
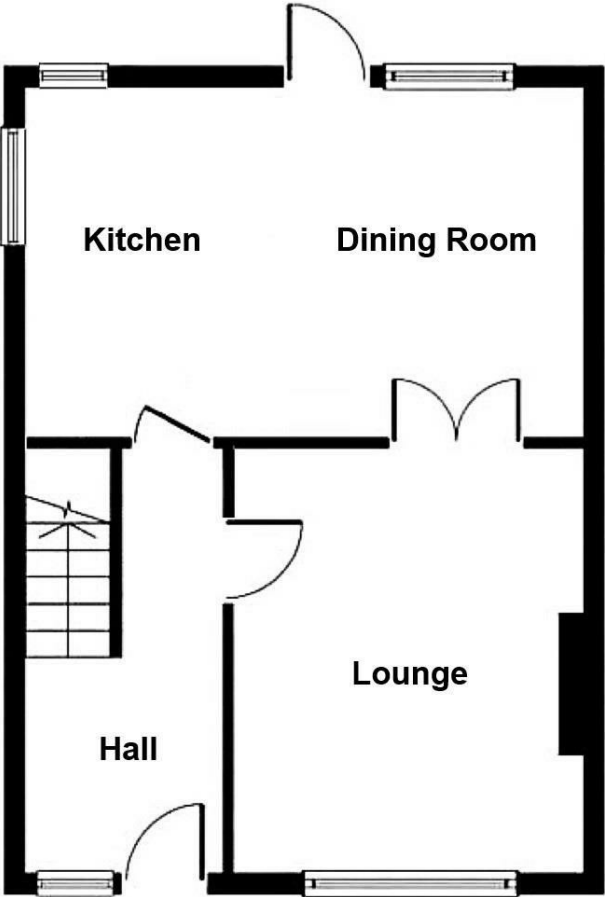


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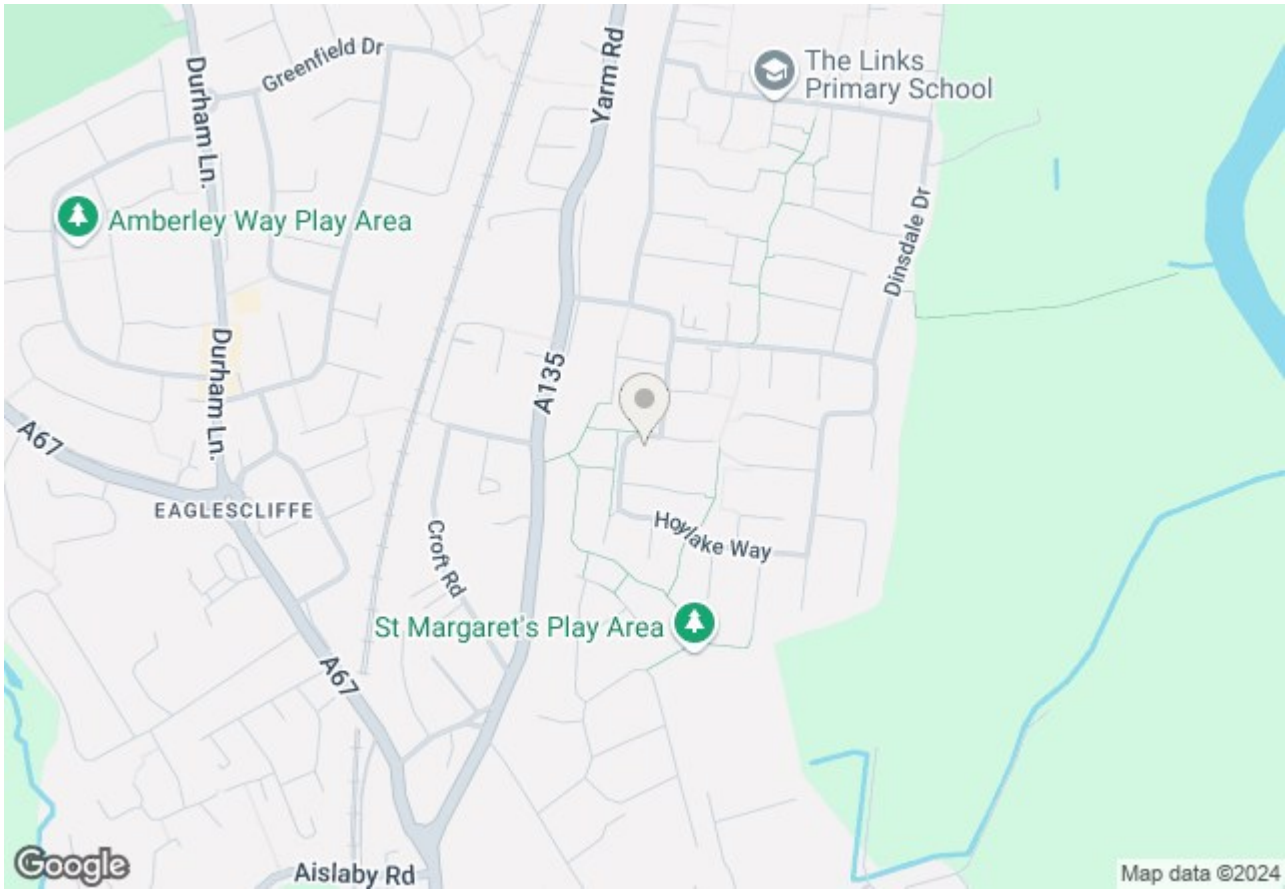


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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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101 High Street, Yarm, TS15 9BB
 yarm@gowlandwhite.co.uk

Tel: 01642 248248