



Emsworth Drive, Eaglescliffe, TS16 0NR

This beautifully presented and extended three bedroom semi-detached house with a garage is situated in a sought after residential area of Eaglescliffe, offering pleasant views of fields to the rear.

Upon entering, the property features an extended porch and entrance hall that leads to the lounge with a large bay window and feature fireplace. Towards the rear, you'll find an open plan kitchen/dining area, equipped with a wide range of fitted units including a breakfast peninsular, a Belfast sink, integrated oven, hob, and dishwasher. The spacious utility room provides additional storage and has space for both a washing machine and dryer, with French doors opening onto the rear garden. The dining area connects to a conservatory, which offers views of the garden.

Upstairs, there are three bedrooms, with the master bedroom featuring fitted wardrobes. The family bathroom is fitted with a corner spa bathtub and an over the bath shower. The property also benefits from uPVC double glazing, a combi gas central heating system and boarded loft with ladder access.

Externally, a wide block paved driveway at the front leads to the garage. The attractive rear garden is mostly lawned and zoned with established borders. A delightful summerhouse, decking area and separate patio provide lovely spaces to enjoy the garden, and there is convenient access to the field beyond.

Located in a desirable area, this home is within easy reach of local schools, Orchard Shops, Tesco Supermarket, and well-served by local bus routes. Yarm High Street, with its shops, cafes, and restaurants, is close by, along with excellent transport links via Allens West Train Station and the A66, making it ideal for a variety of buyers.

£220,000



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HALL

LOUNGE

15'3" x 13'4" (4.65m x 4.06m)

KITCHEN/DINING ROOM

16'6" x 8'0" (5.03m x 2.44m)

UTILITY ROOM

9'10" x 7'4" (3.00m x 2.24m)

CONSERVATORY

9'7" x 9'4" (2.92m x 2.84m)

LANDING

MASTER BEDROOM

12'4" x 10'0" (3.76m x 3.05m)

BEDROOM TWO

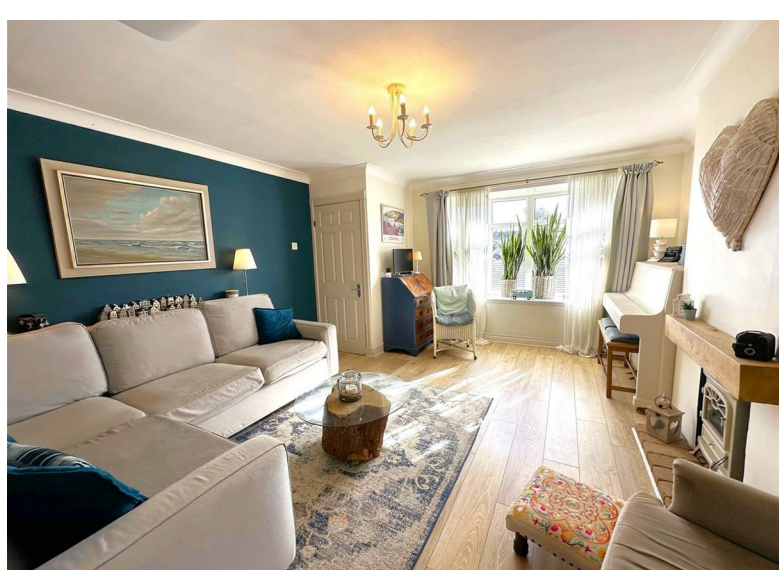
11'1" x 10'0" (3.38m x 3.05m)

BEDROOM THREE

7'11" x 6'5" (2.41m x 1.96m)

BATHROOM

8'2" x 6'4" (2.49m x 1.93m)



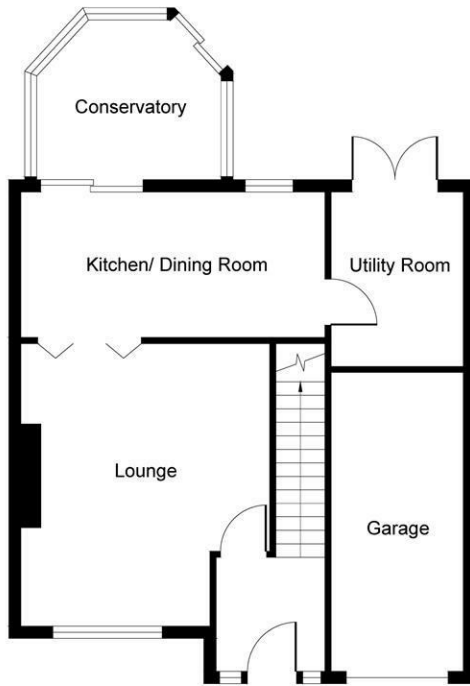
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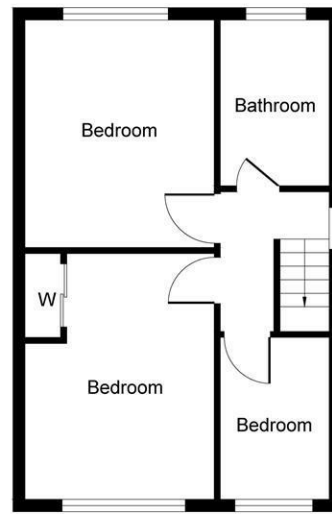
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Ground Floor



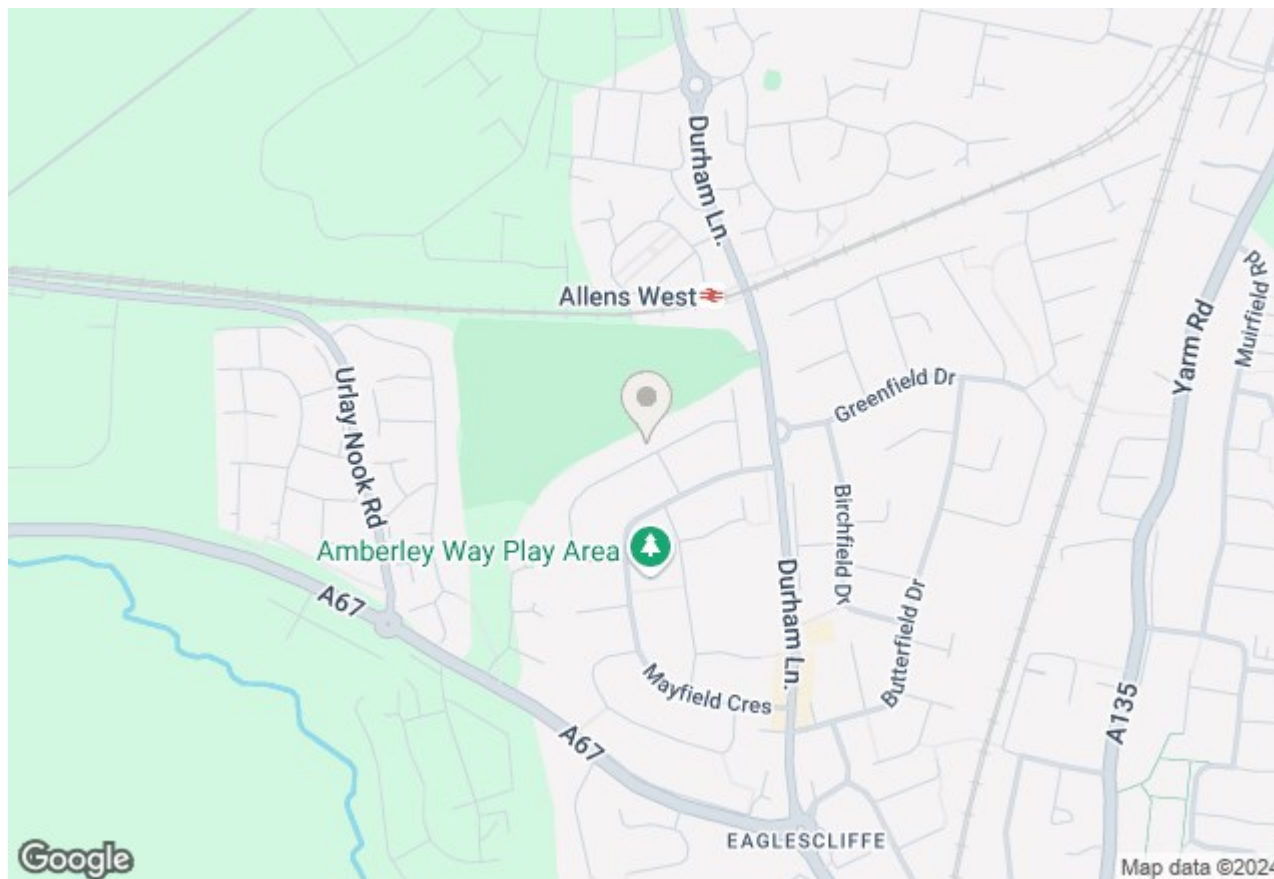
First Floor

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ 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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