



Railway Terrace, Eaglescliffe, TS16 0BS

This mid-terrace two bedroom home is situated on a private lane in the popular area of Eaglescliffe.

The property was thoughtfully converted by the current owner to create two spacious double bedrooms, but could be easily converted back to three if desired. The accommodation includes a hall leading to a generous lounge with a cosy multi-fuel log burner and a preserved original archway, adding character to the space. The kitchen/dining room is well-equipped with fitted units, an integrated gas hob and oven, while a separate utility room offers extra storage and there is a convenient downstairs W/C.

Upstairs, you'll find two good sized double bedrooms and a modern bathroom featuring a separate bath and shower, along with original doors that add charm throughout. The home benefits from numerous recent upgrades: new doors and windows were installed in 2015, a new boiler was fitted in 2022, new radiators were added in 2020, and it was fully rewired in 2014 with an updated fusebox.

Outside, the front garden is lawned, complete with a summerhouse, perfect for relaxing or additional storage. The rear offers a low maintenance garden with a handy shed. Situated in a convenient location within easy reach of shops, amenities and local bus routes. Eaglescliffe Train Station and the A66 are close by, providing good transport links to various locations around the North-East. This property provides both comfort and character in a good location, making it an ideal choice for first time buyers or investors.

£140,000



Railway Terrace, Eaglescliffe, TS16 0BS

HALL

LOUNGE

12'1" x 13'6" (3.68m x 4.11m)

KITCHEN/DINING ROOM

15'10" x 8'9" (4.83m x 2.67m)

UTILITY

4'8" x 6'8" (1.42m x 2.03m)

W/C

3'8" x 3'7" (1.12m x 1.09m)

LANDING

BEDROOM ONE

12'10" x 9'10" (3.91m x 3.00m)

BEDROOM TWO

12'1" x 8'11" (3.68m x 2.72m)

BATHROOM

6'10" x 8'10" (2.08m x 2.69m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



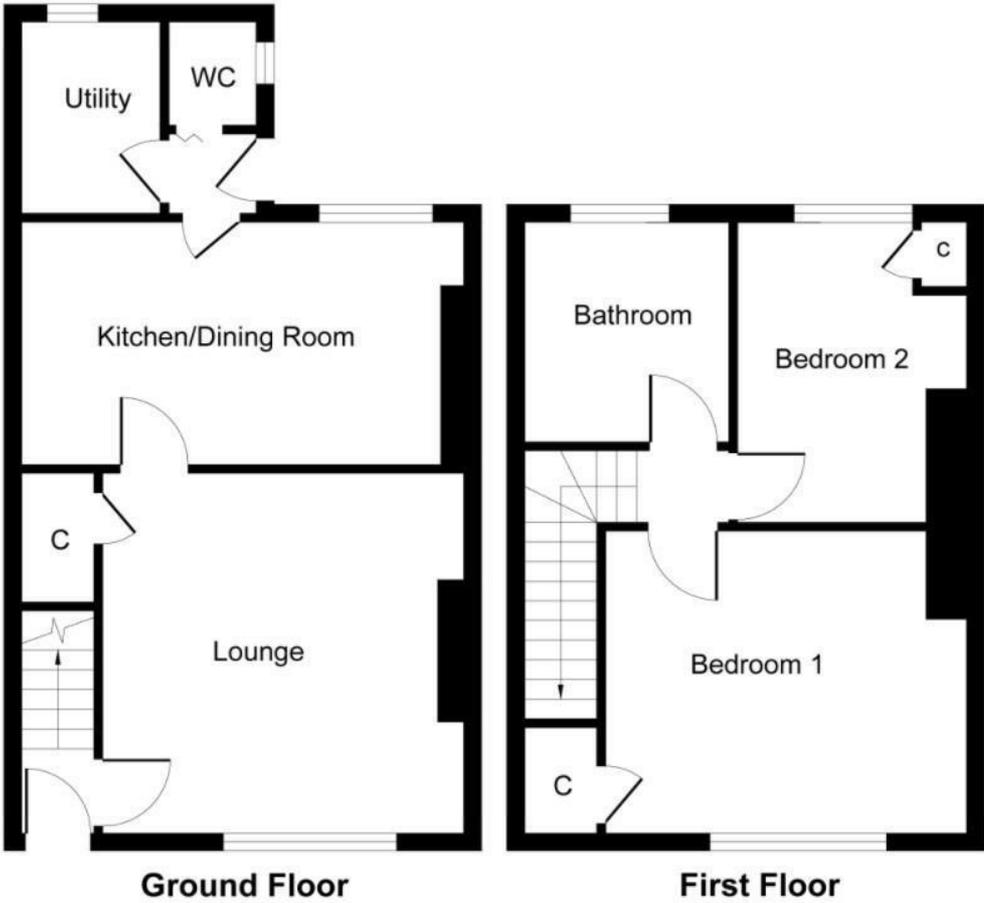
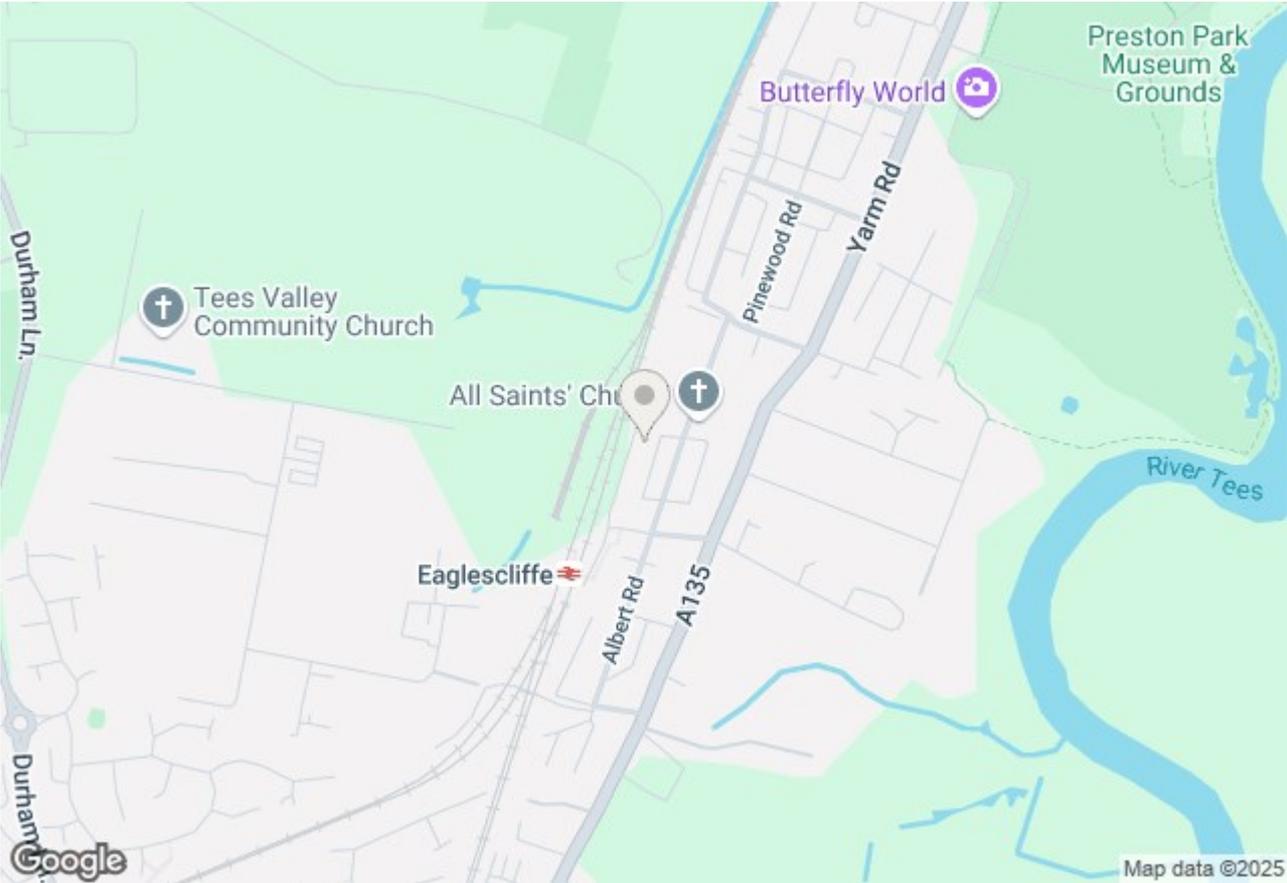
Railway Terrace, Eaglescliffe, TS16 0BS



Railway Terrace, Eaglescliffe, TS16 0BS



Railway Terrace, Eaglescliffe, TS16 0BS



Railway Terrace, Eaglescliffe, TS16 0BS

Energy Efficiency Rating	
Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	
71	86
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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.