



Church Road, Egglescliffe, TS16 9DQ

****VIEWING HIGHLY RECOMMENDED!!****

This charming Grade II Listed two bedroom period cottage is set in the highly desirable Egglescliffe Village.

Combining original character with modern comforts, the property features an inviting entrance porch leading to a spacious lounge with wood flooring. The kitchen/breakfast room features solid oak units, granite worktops, a Belfast sink, integrated Neff appliances, a beamed ceiling, and a barn door opening onto the rear courtyard.

Upstairs are two double bedrooms, one with a storage cupboard, and a modern shower room with a power shower. The south-facing front garden offers a generous lawn, while the low maintenance rear courtyard includes Trex composite decking, feature lighting, and a character wall with gated access.

Original internal doors, beams, wood flooring, and handmade hardwood sash windows enhance the home's appeal. Gas central heating and double glazing ensure comfort throughout.

Just a 10-minute walk from Yarm's cobbled High Street and a short drive to Egglescliffe train station, the property is ideally located near top rated schools, countryside walks, and the River Tees.

Offers In The Region Of £350,000



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PORCH

LOUNGE

15'4" x 18'3" (4.67m x 5.56m)

KITCHEN

12'1" x 12'10" (3.68m x 3.91m)

LANDING

BEDROOM ONE

13'4" x 11'7" (4.06m x 3.53m)

BEDROOM TWO

12'0" x 7'7" (3.66m x 2.31m)

SHOWER ROOM

8'7" x 2'1" (2.62m x 0.64m)

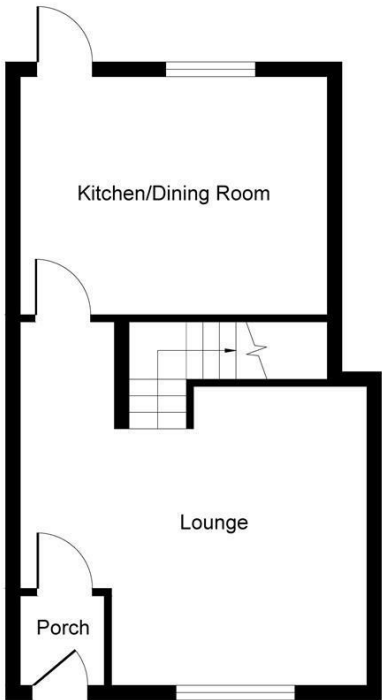
AML PROCEDURE

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.

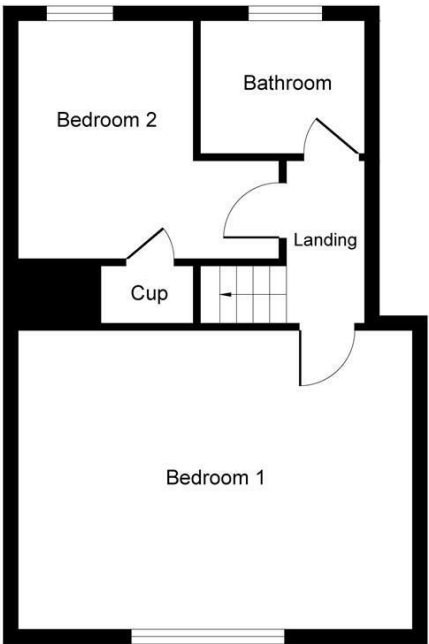




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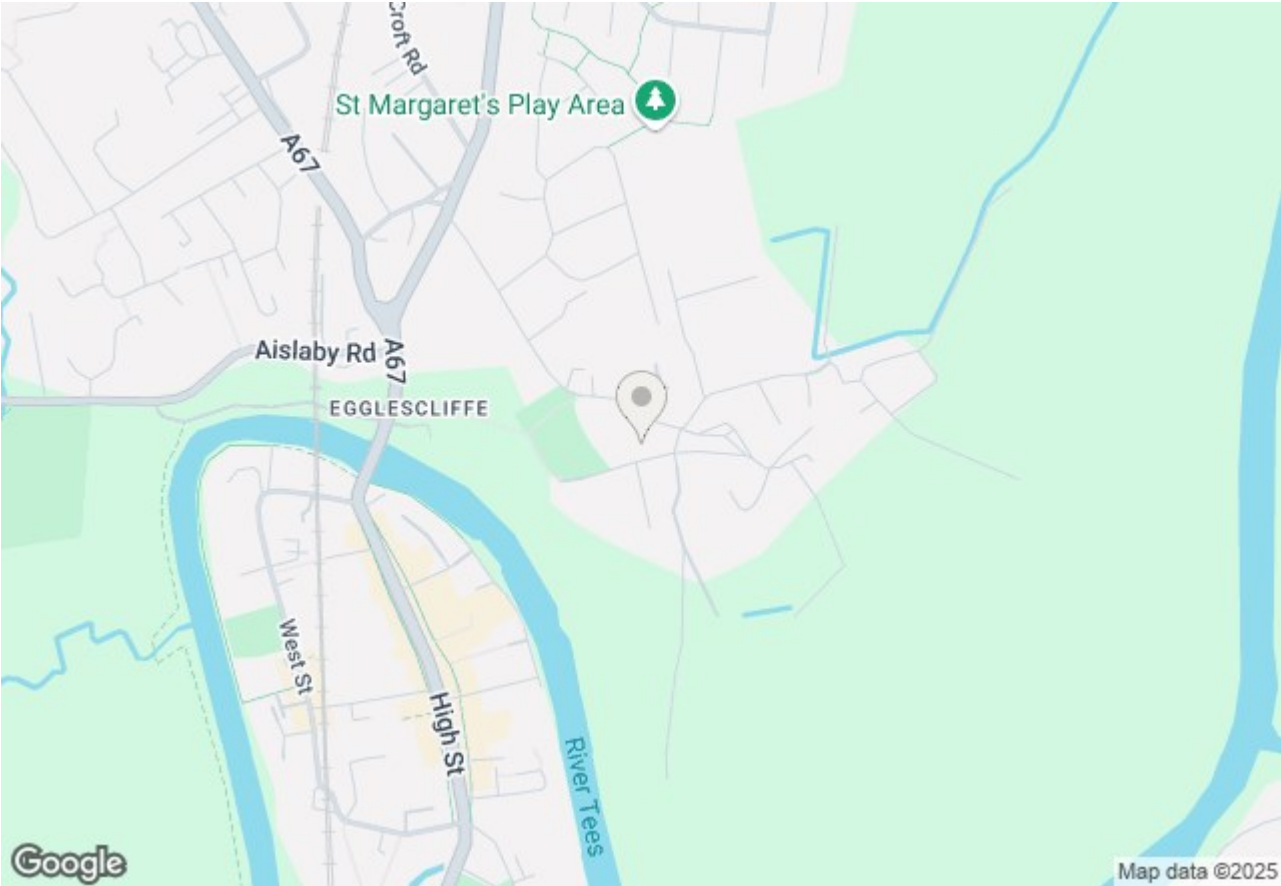


Ground Floor



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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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