



Fortrose Close, Eaglescliffe, TS16 9HD

Situated in a cul-de-sac within the popular Sunningdale area of Eaglescliffe, this extended three bedroom home with garage is offered to the market with no onward chain.

The accommodation comprises of a hallway that opens into a generously sized lounge, featuring an electric fire and fireplace. French doors connect to the dining room, where sliding doors lead directly out to the rear garden. The extended kitchen/breakfast room is well-appointed with a range of fitted units and includes a breakfast bar. There is space for laundry appliances, a handy storage cupboard, and access to the garden from the kitchen.

Upstairs, you'll find three double bedrooms, one of which benefits from fitted wardrobes. The family bathroom includes a shower over the bath. The home is warmed by gas central heating and benefits from double glazing throughout for added comfort and efficiency.

Outside, the front of the property features a lawned garden and a driveway providing off-street parking and access to the garage. The rear garden has been designed for low maintenance, with a mix of patio, gravel, and a lawn area.

Ideally located for families and commuters alike, the home is within easy reach of well regarded primary and secondary schools, local shops and amenities on Sunningdale Drive, and public transport links. Eaglescliffe Train Station and the A66 are nearby, ensuring convenient travel across the North-East, while Yarm High Street, with its array of cafés, boutiques, and restaurants, is just a short drive away.

Offers In The Region Of £210,000



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HALL

LOUNGE

22'3" x 11'8" (6.78m x 3.56m)

DINING ROOM

9'8" x 8' (2.95m x 2.44m)

KITCHEN

16'3" x 11'2" (4.95m x 3.40m)

LANDING

BEDROOM ONE

12' x 10'6" (3.66m x 3.20m)

BEDROOM TWO

10'9" x 10'3" (3.28m x 3.12m)

BEDROOM THREE

9'7" x 8'10" (2.92m x 2.69m)

BATHROOM

9'6" 7'6" (2.90m 2.29m)

AML PROCEDURE

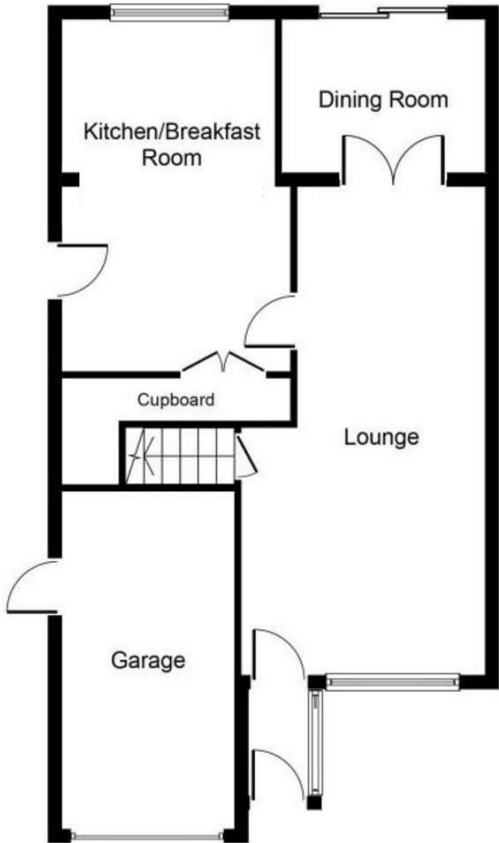
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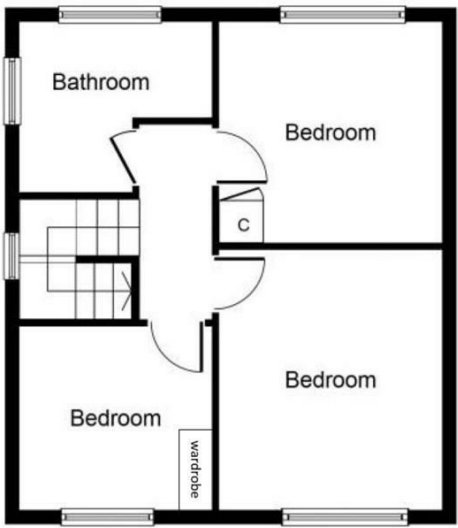
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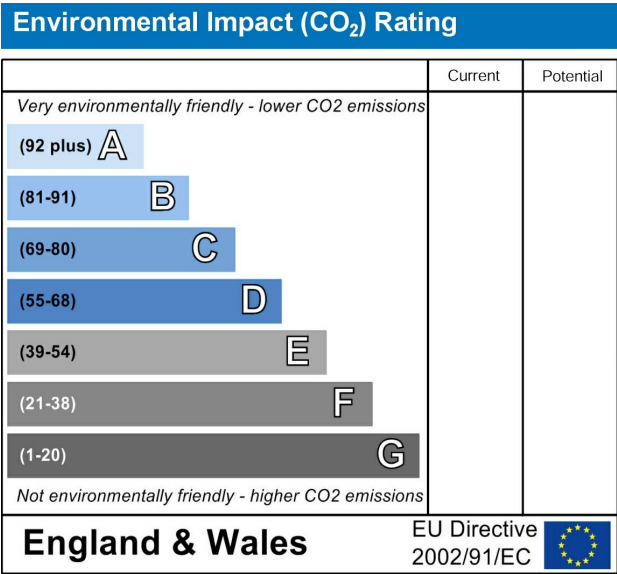
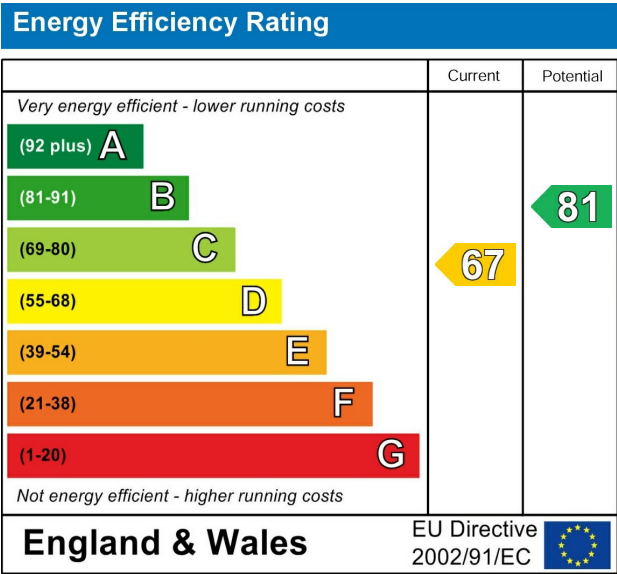
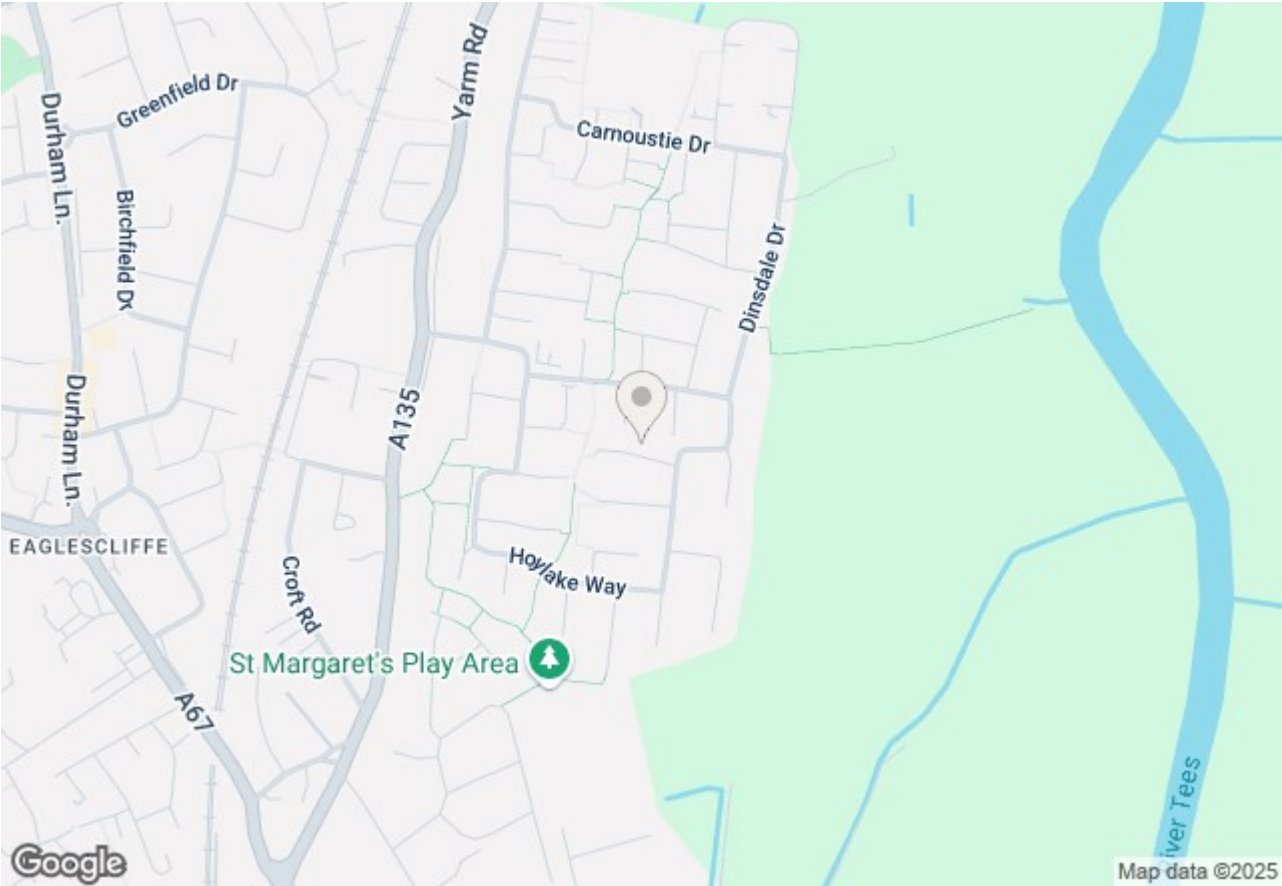
Ground Floor



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. 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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VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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