



Yarm Road, Eaglescliffe, TS16 9BJ

This extensively extended and beautifully upgraded 1920s four bedroom semi-detached house is situated in a prime Yarm Road location, perfectly blending period charm with modern convenience.

When entering the property via the porch you are greeted by beautiful parquet flooring that leads you through on-trend metal framed door/panel to the hallway and onto the lounge with attractive bay window and a log burning stove. The stunning contemporary rear extension is a true highlight, with open plan kitchen/breakfast room featuring high gloss units and a central island/breakfast bar, Silestone worktops, induction hob, double oven and separate single steam oven.

Karndean flooring creates a seamless flow into the beautiful family room that is soaked with light from electric Velux windows and expansive triple sliding doors that lead out to a porcelain tiled patio, perfectly combining indoor/outdoor living. A dining room, study, utility and W/C complete the downstairs living space.

Upstairs, a spacious landing leads to four double bedrooms. The master bedroom features fitted wardrobes, a bay window, and an en-suite with a large shower cubicle. Bedroom two also has an en-suite, while bedroom three includes a fireplace and fitted wardrobes. The family bathroom offers underfloor heating, a separate bath, and a walk-in shower.

This property has a gas central heating system with high pressure hot water tank and solar panels.

Externally, gates open to a block paved driveway/turning area, leading to the garage with electric door and an EV charger. The beautiful rear garden includes two patios, neat lawn and a separate, part screened additional garden area accessed via a pergola. A 'bar' with log burning stove and patio doors provides a perfect entertaining space, created from an original double garage. Adjacent is a covered decking area.

This is a fantastic property for families and commuters, with Eaglescliffe Train Station within walking distance and the A66 close by.

£650,000



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PORCH

HALL

LOUNGE

15'8" x 13'5" (4.78m x 4.09m)

KITCHEN/BREAKFAST ROOM

19'8" x 17'1" (5.99m x 5.21m)

UTILITY

8'3" x 6'9" (2.51m x 2.06m)

FAMILY ROOM

21'9" x 11'10" (6.63m x 3.61m)

DINING ROOM

14'7" x 12'4" (4.45m x 3.76m)

STUDY

10' x 8'1" (3.05m x 2.46m)

WC

6'10" x 3'9" (2.08m x 1.14m)

LANDING

MASTER BEDROOM

13'5" x 11'4" (4.09m x 3.45m)

EN-SUITE

6'8" x 4'9" (2.03m x 1.45m)

BEDROOM TWO

14'8" x 12'2" (4.47m x 3.71m)

BEDROOM THREE

20'5" x 8'9" (6.22m x 2.67m)

EN-SUITE

8'2" x 4'10" (2.49m x 1.47m)

BEDROOM FOUR

16'3" x 10'6" (4.95m x 3.20m)

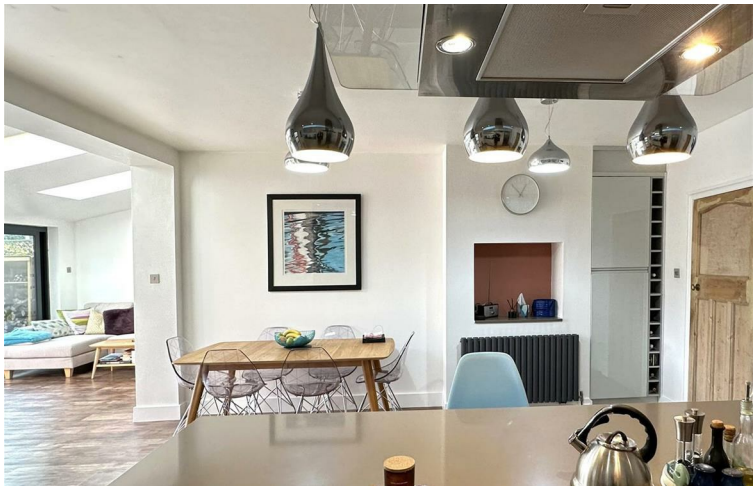
BATHROOM

12'11" x 9'4" (3.94m x 2.84m)

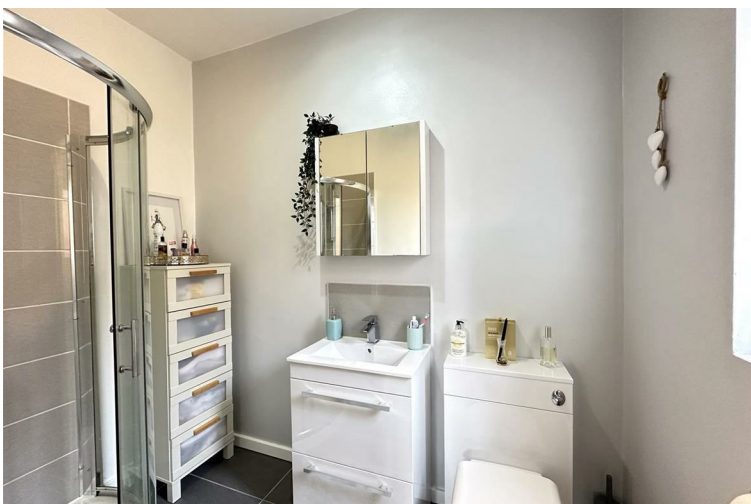
GARDEN ROOM / BAR

13'10" x 13'4" (4.22m x 4.06m)

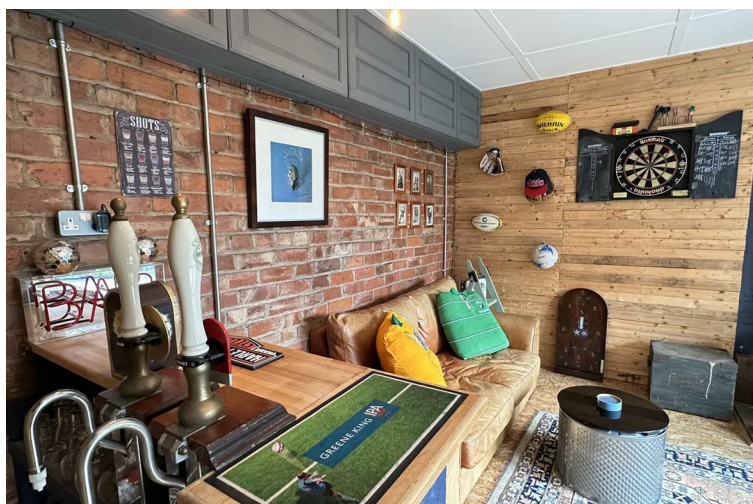


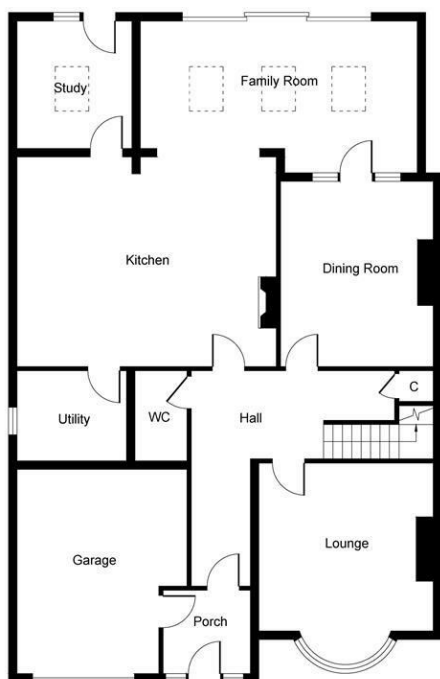


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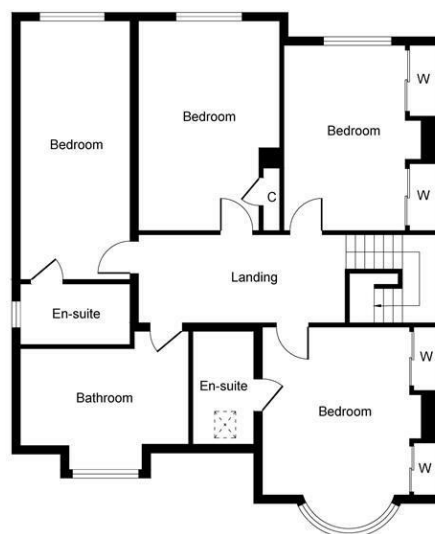


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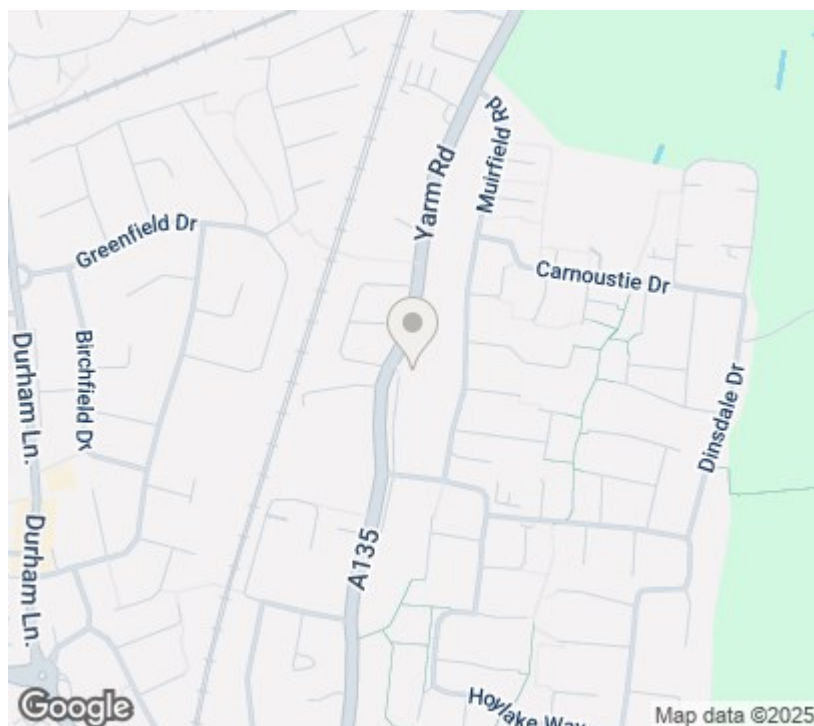
Ground Floor



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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VIEWING

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

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 (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	

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