



## Albert Road, Eaglescliffe, TS16 0DA

This charming period mid-terrace property offers generous accommodation and retains an abundance of original character features, including deep coving, substantial skirting boards, a panelled deep bay window, and an open spindle winding staircase. All windows have been replaced with double-glazed sash style units, carefully chosen to complement the age and style of the home, and a combi gas central heating boiler has been installed in recent years for modern comfort. Property would benefit from some modernisation.

The ground floor begins with a vestibule and hallway, leading to a lounge with an impressive period-style bay window and a rear sitting room with door opening onto the garden. There is also a ground floor cloakroom/WC, a dining room, and a cosy kitchen fitted with a Range Cooker and Belfast sink. The kitchen includes a walk in pantry, and the ground floor also features a versatile workshop.

Originally five bedrooms, the property has been reconfigured to now provide four bedrooms with the master bedroom now being of an exceptional size, having been created by combining two original rooms. The bathroom is fitted with a suite including an electric shower over the bath and there is a separate wc.

Externally, the property enjoys a lawned garden to the front, while the rear offers a further lawned area and timber gates providing vehicle access into the garden where a hardstanding is provided for parking.

This is an opportunity to acquire a spacious, character filled home that combines period elegance with modern upgrades, in a style that will appeal to those seeking both charm and practicality.

The property is well placed for access to local shopping facilities, reputable schooling, and Eaglescliffe Train Station. Eaglescliffe Golf Course and Preston Park are also a short distance away, in addition to Yarm High Street which offers an excellent range of coffee shops, restaurants, bars and individual boutique shops.

Offers Over £450,000



HALL

LOUNGE

17'4" x 14'3" (5.28m x 4.34m)

SITTING ROOM

19' x 12'9" (5.79m x 3.89m)

DOWNSTAIRS WC

3'10" x 2'2" (1.17m x 0.66m)

DINING ROOM

14'5" x 9'11" (4.39m x 3.02m)

KITCHEN

11'6" x 11' (3.51m x 3.35m)

WALK IN PANTRY

5'11" x 5'11" (1.80m x 1.80m)

WORKSHOP

12'4" x 10'11" (3.76m x 3.33m)

LANDING

BEDROOM ONE

18'10" x 13'11" (5.74m x 4.24m)

BEDROOM TWO

13'8" x 12'9" (4.17m x 3.89m)

BEDROOM THREE

11'7" x 11'1" (3.53m x 3.38m)

BEDROOM FOUR

8'10" x 7'1" (2.69m x 2.16m)

WC

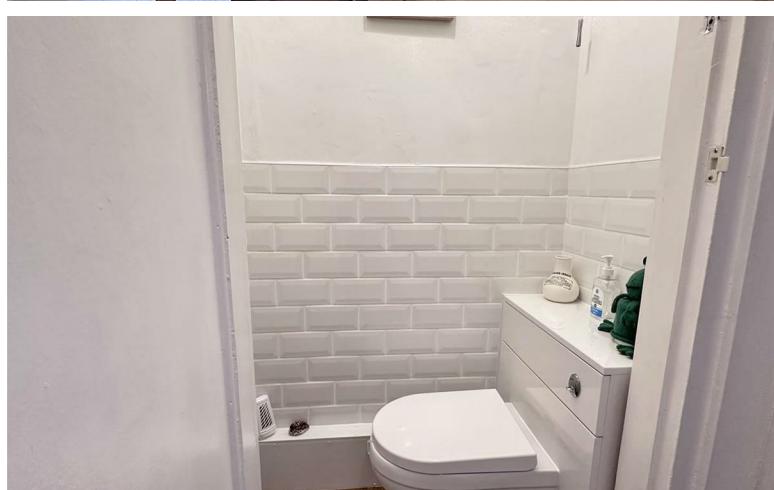
5'3" x 3'4" (1.60m x 1.02m)

BATHROOM

7'1" x 5'8" (2.16m x 1.73m)

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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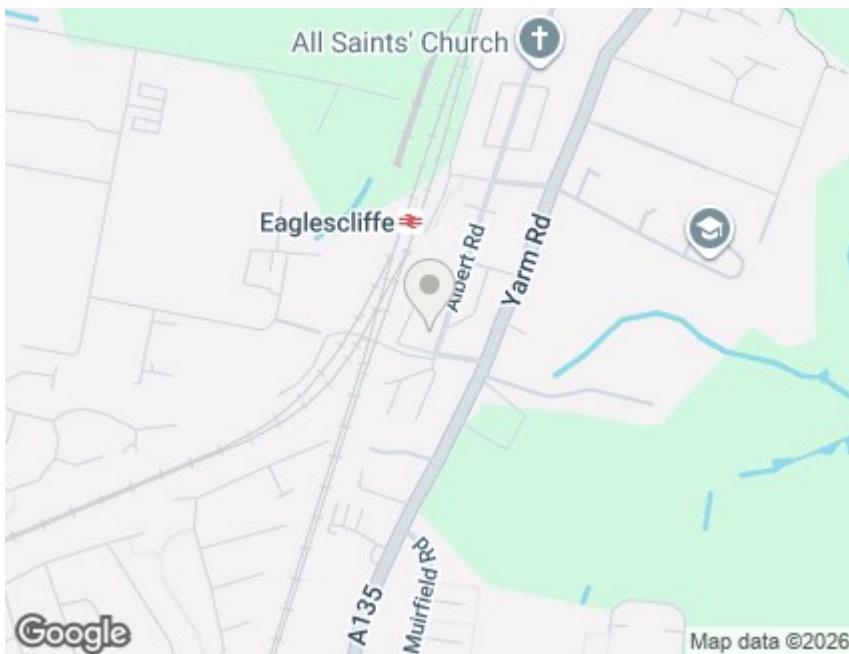
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(61-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(61-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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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