



## 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





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## HALL

## LOUNGE

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

## KITCEHN/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

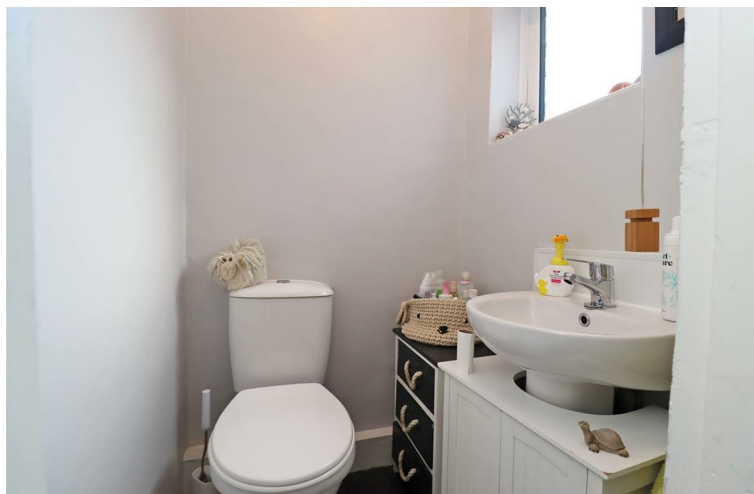
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Tel: 01642 248248



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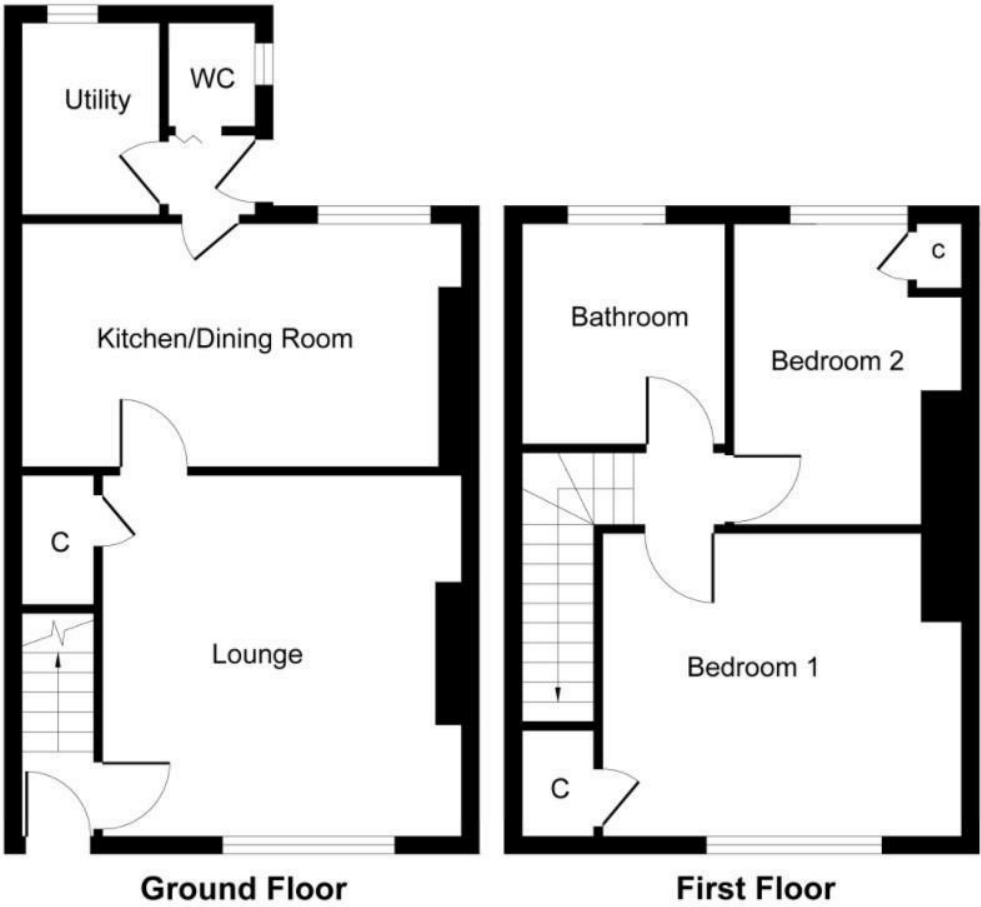
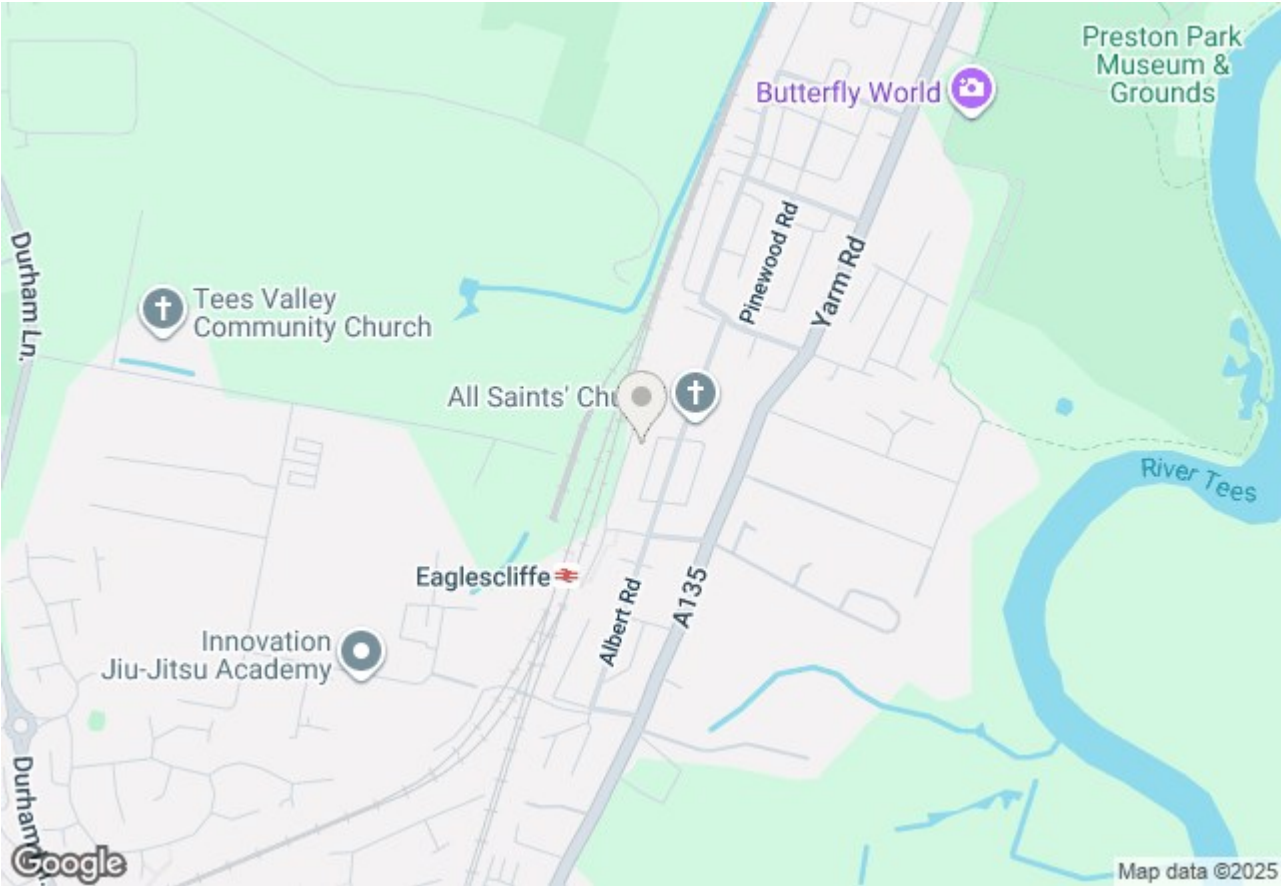


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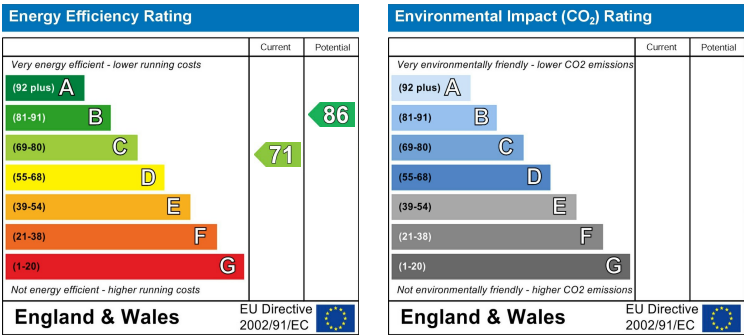




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## VIEWING

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

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