



## Croft Road, Eaglescliffe, Stockton-On-Tees, TS16 0DX

This well-presented two bedroom mid-terraced property is an excellent opportunity for first time buyers or buy to let investors. Ideally positioned within walking distance of Eaglescliffe train station and Yarm's vibrant High Street, the home also offers convenient access to highly regarded local schools.

The property is fully uPVC double glazed and benefits from gas central heating throughout. On the ground floor, the accommodation includes a welcoming lounge to the front and a spacious kitchen/breakfast room to the rear. The kitchen is fitted with a modern range of units, incorporating an integrated oven and hob, and has a rear door opening onto the garden.

Upstairs, you'll find two generously sized double bedrooms, along with a modern bathroom fitted with a white suite and a bath with shower over.

Externally, the home offers a gravelled front garden and a pathway leading to the entrance. To the rear, the enclosed garden is mainly laid to lawn and is not directly overlooked, offering a good degree of privacy.

Located in a popular residential area, this property is just minutes from Yarm's boutique shops, cafés, bars, and restaurants, while excellent transport links make commuting easy.

Offers In The Region Of £160,000





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HALL

LOUNGE

16'9" x 12'11" (5.11m x 3.94m)

KITCHEN/BREAKFAST ROOM

14'10" x 7'0" (4.52m x 2.13m)

LANDING

BEDROOM ONE

15' x 10'9" (4.57m x 3.28m)

BEDROOM TWO

13'10" x 8'4" (4.22m x 2.54m)

BATHROOM

6'3" x 5'1" (1.91m x 1.55m)

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.







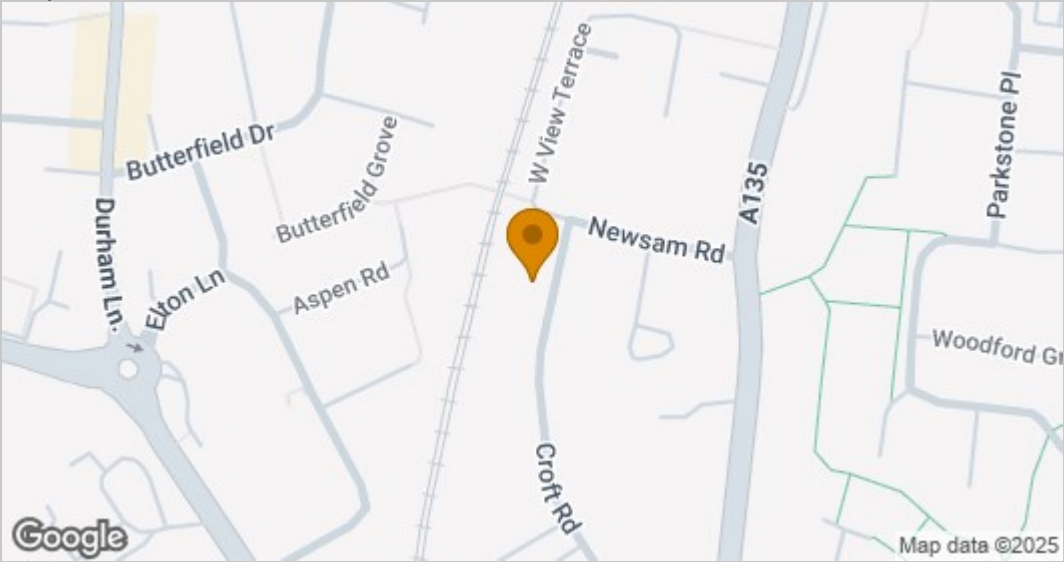
# Floor Plan



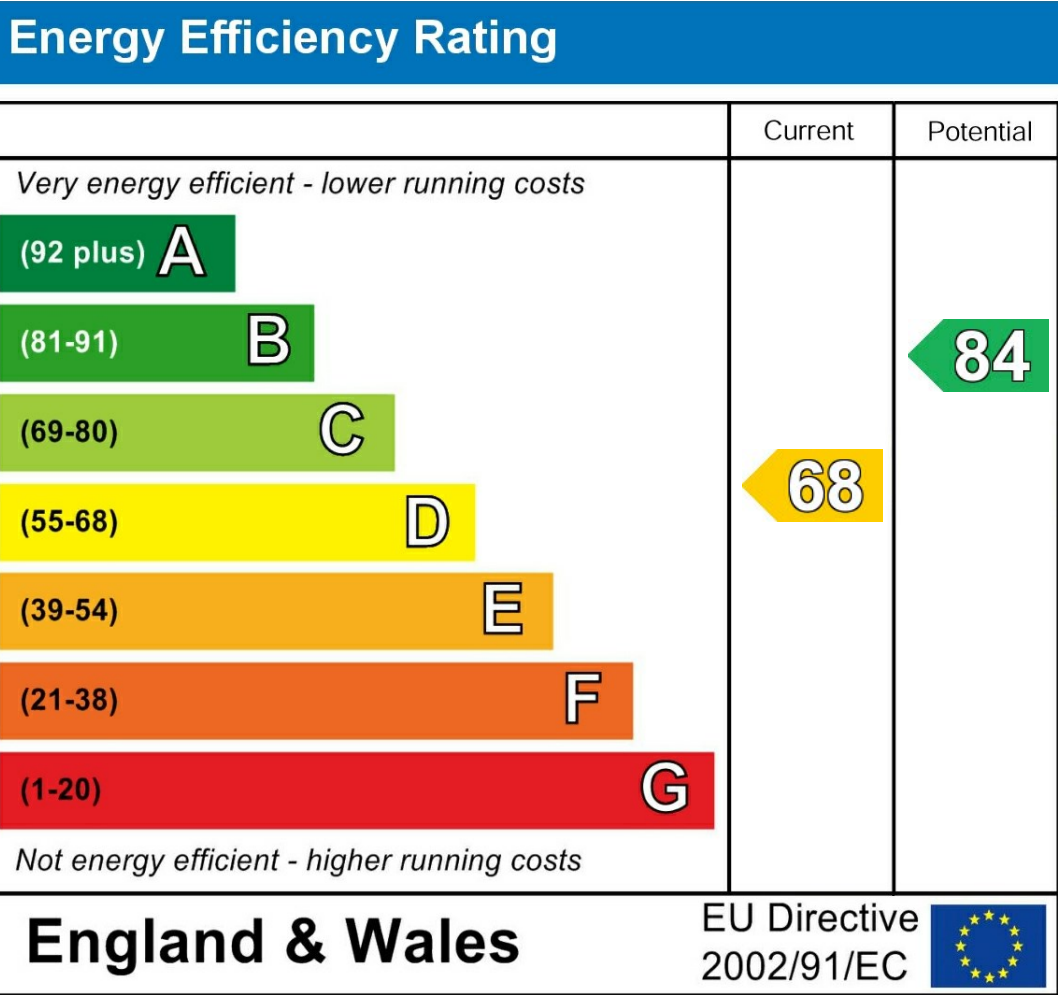
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Map



EPC graph



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

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