



## Birchfield Drive, Eaglescliffe, Stockton-On-Tees, TS16 0ER

Located in the popular Orchard area of Eaglescliffe, this three bedroom semi-detached house with an attached garage offers great accommodation ideal for families, investors or developers.

The ground floor begins with an entrance hall leading into a lounge featuring a bay window and an electric fireplace. A separate dining room provides a comfortable space for family meals, while the kitchen/breakfast room opens into a practical utility room, refurbished with a new flat roof in 2021, offering additional storage and direct access to the rear garden.

Upstairs, there are three well proportioned bedrooms, one of which includes fitted wardrobes. A family bathroom with an electric shower over the bath and a separate WC complete the first floor layout.

The home benefits from a series of recent upgrades, including a new Worcester boiler installed in 2020, replacement windows and doors in the same year, and new flat roofs to the utility room and garage in 2021.

Externally, the property features a low maintenance paved front garden with off-road parking for two vehicles leading to a garage with a remote controlled door. To the rear, the enclosed garden is neatly laid out with a patio, lawn, timber shed and gravelled borders, offering a private and easy-to-maintain outdoor space.

Ideally positioned within easy reach of reputable primary and secondary schools, Orchard Shops, Tesco's Supermarket, and local bus routes, the property is also close to Allens West train station and the A66, providing excellent transport links across the region. Yarm High Street, known for its array of shops, cafés, and restaurants, is also within walking distance.

Offers In The Region Of £210,000





# Birchfield Drive, Eaglescliffe, Stockton-On-Tees, TS16 0ER

## HALL

## LOUNGE

13'8" x 13'7" (4.17m x 4.14m)

## DINING ROOM

10'8" x 9'11" (3.25m x 3.02m)

## KITCHEN/BREAKFAST ROOM

11'2" x 9'9" (3.40m x 2.97m)

## UTILITY ROOM

8'4" x 7'2" (2.54m x 2.18m)

## LANDING

## BEDROOM ONE

14'2" x 11'4" (4.32m x 3.45m)

## BEDROOM TWO

12'9" x 9'5" (3.89m x 2.87m)

## BEDROOM THREE

8'6" x 8'3" (2.59m x 2.51m)

## BATHROOM

7'1" x 5'6" (2.16m x 1.68m)

## WC

4'6" x 2'7" (1.37m x 0.79m)

## 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.

## LEASEHOLD INFORMATION

Years remaining: 939 yrs

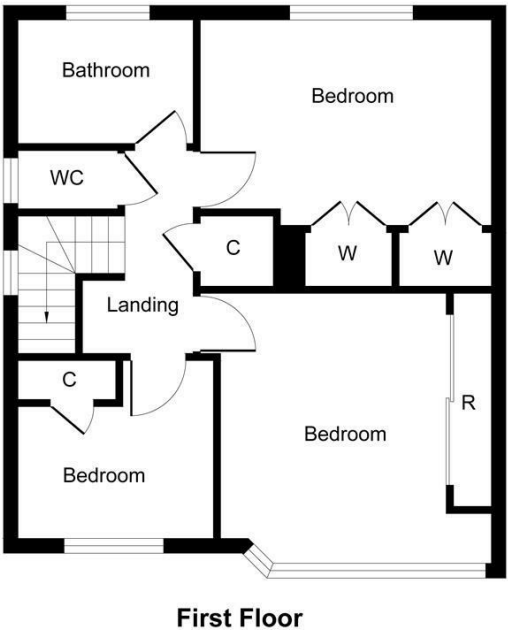
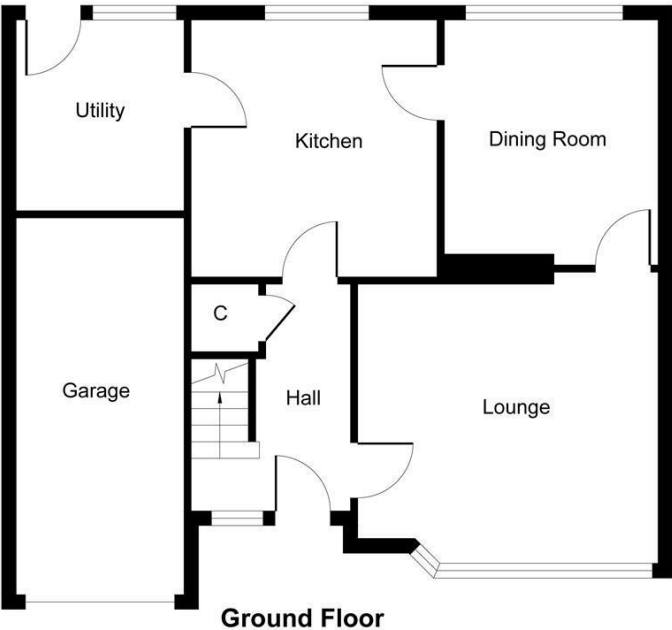




Birchfield Drive, Eaglescliffe, Stockton-On-Tees, TS16



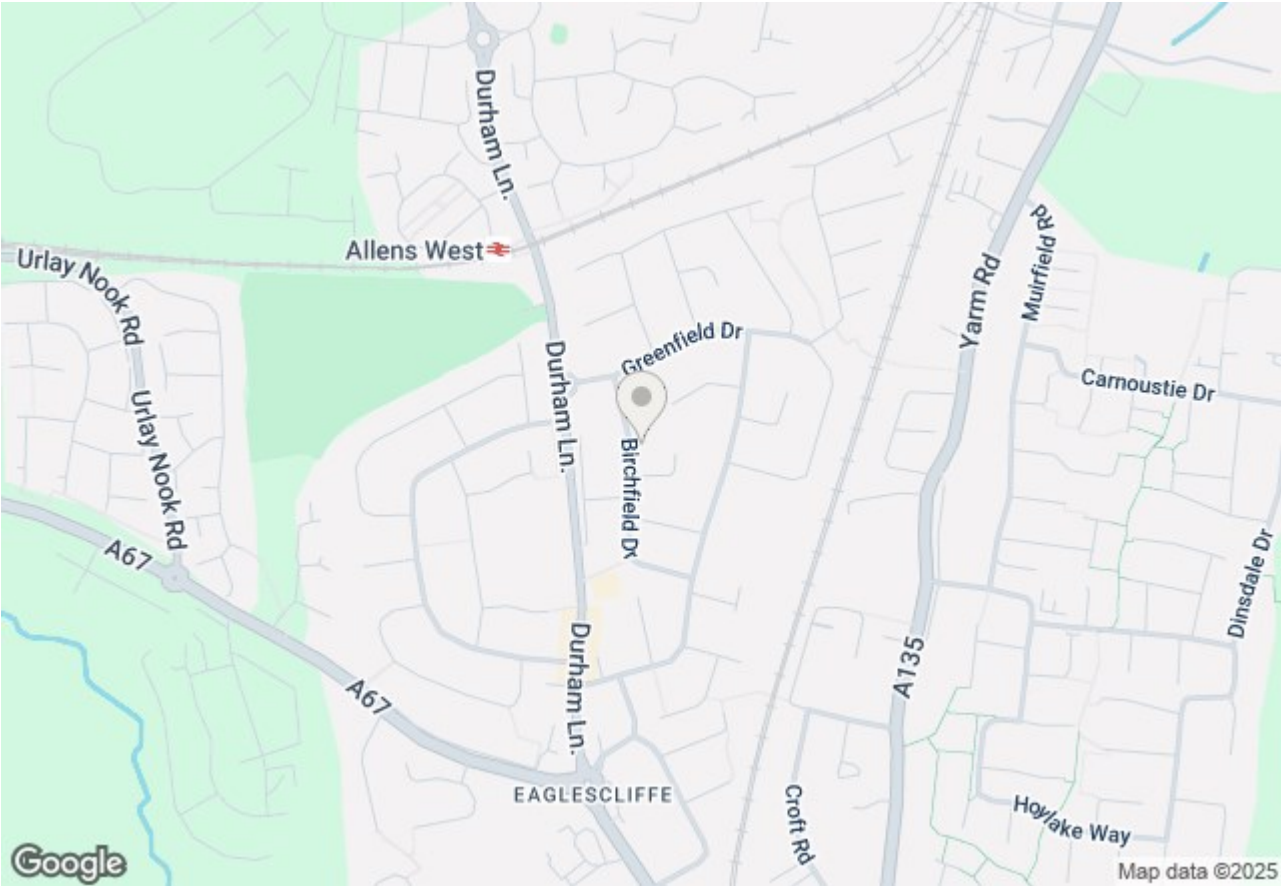




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.



Birchfield Drive, Eaglescliffe, Stockton-On-Tees, TS16



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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		
(69-80) 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.

Birchfield Drive, Eaglescliffe, Stockton-On-Tees, TS16

101 High Street, Yarm, TS15 9BB  
yarm@gowlandwhite.co.uk

Tel: 01642 248248