





# Seymour Avenue, Eaglescliffe

£285,000

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The bright and airy lounge/dining room is double aspect and, at the rear, opens directly onto a decked area, perfect for outside dining and creating a seamless indoor-outdoor living experience. Steps up lead to a lawned area.

The contemporary kitchen-diner also leads into the rear garden, with high-gloss units, quartz worktops and integrated appliances including wine cooler, making it both functional and stylish.

Externally, the home benefits from a private driveway and a large brick built workshop/store. There are also gardens to the front and rear. The rear garden has been designed to provide a leafy feel with areas for relaxation, entertaining and play.

Conveniently located near a highly -regarded junior and secondary school, this property is in a sought-after area with excellent local amenities and transport links.

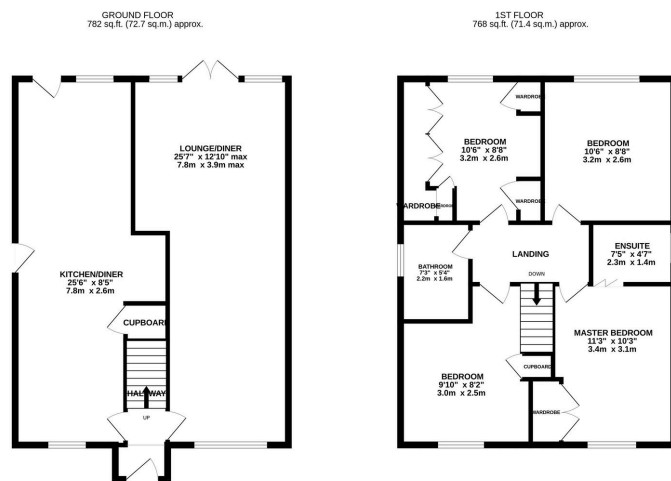
#### Location and Amenities.

Eaglescliffe is renowned for its strong sense of community, outstanding local schools, and green open spaces. Preston PARK, a stunning 110-acre riverside park, is a local gem, offering scenic walks, a museum, and family-friendly attractions. the area is also home to a variety of independent shops, cafes, and restaurants, creating a welcoming and vibrant atmosphere.

Commuters benefit from excellent transport links, with Eaglescliffe railway station, which provides direct services to London, York and Newcastle, while the A66 and A19 ensure easy travel, Teesside International Airport is just a short drive away.







TOTAL FLOOR AREA: 1551 sq.ft. (144.1 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures, we cannot be held responsible for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used as such for any prospective purchaser. The figures, dimensions and area are given for information only and no guarantee as to their accuracy or efficiency can be given.

Drawn with Maptek 12/20

- Bright and airy detached home
- 4 double bedrooms
- Lounge/dining room - French doors to garden
- Front & Rear Gardens
- Close to highly regarded schools
- Open plan living
- En-suite shower room
- Contemporary kitchen/diner
- Great Location



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