



SMITH AND FRIENDS are pleased to offer for sale an excellent two bedroom ground floor apartment located in Burlington House a lovely period property off Yarm Road. The apartment is one of only nine apartments in the building with the benefit of residents only parking and mature communal gardens.

Converted in 2004 the property is presented in good decorative order throughout with the benefit of gas central heating, upvc double glazing and secure entry phone system.

Burlington House is located on the corner of Yarm Road and Station Road in a sought after residential area within walking distance of local shops, bars and restaurants, Preston Park, excellent schools for all age groups, regular bus services to Yarm High Street and Stockton, Eaglescliffe Golf Club, Eaglescliffe railway station and only a short drive from Yarm with its wider range of amenities and lovely walks along The River Tees. .

The accommodation briefly comprises: Entrance Hall, 20' Lounge/ Dining Room with feature cast iron radiator and high ceiling, excellent fitted Kitchen with built in oven and hob and tiled flooring, two light and airy Bedrooms and part tiled Bathroom/ wc with a white suite, wall mounted shower and tiled flooring.

An internal inspection is highly recommended to appreciate the property fully.

578 Yarm Road, Eaglescliffe, Stockton-On-Tees, TS16

0DF

2 Bed - Apartment

O.I.R.O £135,000

EPC Rating: C

Council Tax Band: C

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

578 Yarm Road, Stockton-On-Tees, TS16 0DF

Entrance Hall

Lounge/ Dining Room

20' 0 x 12'10 narrowing to 9'4 (6.10m 0.00m x 3.91m narrowing to 2.84m)

Kitchen

9'8 x 7'4 (2.95m x 2.24m)

Bedroom 1

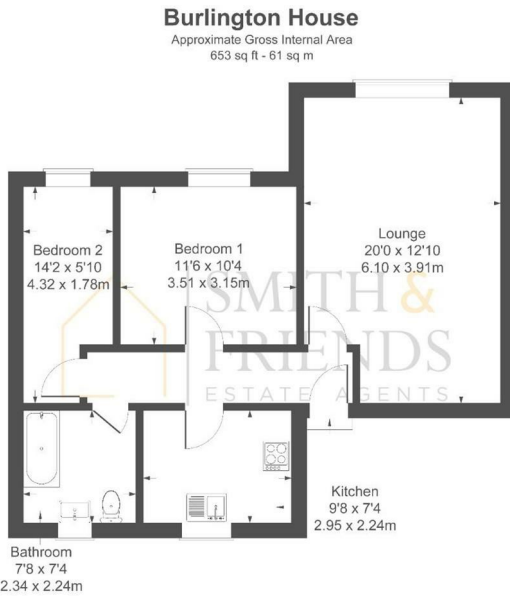
10'4 x 11'6 into alcoves (3.15m x 3.51m into alcoves)

Bedroom 2

5'10 x 10'4 increasing to 14'2 (1.78m x 3.15m increasing to 4.32m)

Bathroom/ wc

7'8 x 7'4 (2.34m x 2.24m)



GROUND FLOOR
Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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