



## 11 Trevino Court , Eaglescliffe, TS16 9JQ

AVAILABLE AROUND 13.07.2024 - SORRY NO PETS OR SMOKERS

This ONE bedroom GROUND FLOOR flat is set within a popular residential development and offers deceptively SPACIOUS internal accommodation. The property will make an ideal home for a young professional as it is within close proximity of Eaglescliffe train station and is ideally positioned to the A66.

The internal accommodation offers a welcoming hallway, with lots of storage available, LOUNGE, which has the unusual advantage of a WALL BED, offering the option of guests staying over. The KITCHEN/DINER includes integrated oven and hob. Completing the accommodation is well proportioned bedroom and a STYLISH BATHROOM.

The property is GAS CENTRALLY HEATED and has uPVC DOUBLE GLAZED WINDOWS throughout. To the rear of the property there is a low maintenance communal garden.

£650

11 Trevino Court  
, Eaglescliffe, TS16 9JQ



HALLWAY



Directions





# Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Yarm, TS15 9BB  
Tel: 01642 248248 Email: [yarm@gowlandwhite.co.uk](mailto:yarm@gowlandwhite.co.uk) <https://www.gowlandwhite.co.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	