



## 17 Aberdovey Drive , Eaglescliffe, TS16 9EZ

AVAILABLE NOW - SORRY NO PETS OR SMOKERS

This well-presented three-bedroom fully furnished semi-detached house is located on the sought-after Sunningdale Estate, a popular residential area known for its convenient access to local schools, shops, and everyday amenities. The property is ideally positioned for commuters, with excellent transport links and easy access to the A66, making it a practical choice for families and professionals alike.

Inside, the ground floor features a spacious and comfortable lounge/diner. The modern kitchen is well-equipped and includes the use of white goods, offering everything needed for day-to-day living. Upstairs, the property offers three well-proportioned bedrooms and the family bathroom is complemented by a separate W/C, adding convenience for busy households.

The home is heated by a gas central heating system powered by a modern combi boiler, ensuring efficient and consistent warmth. All windows are fitted with uPVC double glazing, which contributes to energy efficiency.

£850

# 17 Aberdovey Drive

, Eaglescliffe, TS16 9EZ



- 3 BEDROOM SEMI DETACHED
- SPACIOUS LOUNGE DINER
- GAS CENTRAL HEATING
- GREAT LOCATION
- USE OF WHITE GOODS
- OFF ROAD PARKING
- FULLY FURNISHED
- MODERN KITCHEN

## Lounge

12'11" x 10'9" (3.95 x 3.28)

## Dinning Room

10'10" x 9'6" (3.32 x 2.90)

## Kitchen

10'10" x 9'6" (3.32 x 2.90)

## Master Bedroom

13'1" x 10'2" (4 x 3.12)

## Second bedroom

11'5" x 9'3" (3.48 x 2.82)

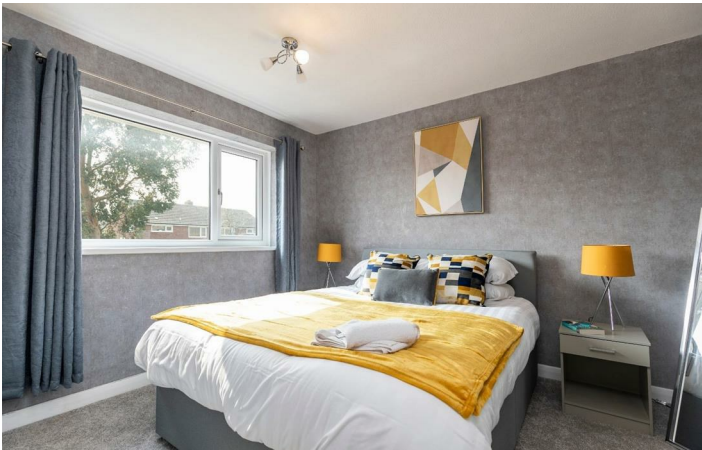
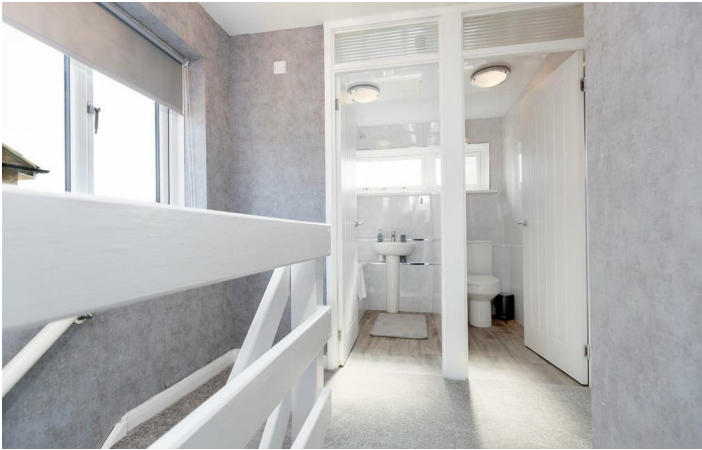
## Third Bedroom

9'9" x 6'6" (2.98 x 2)



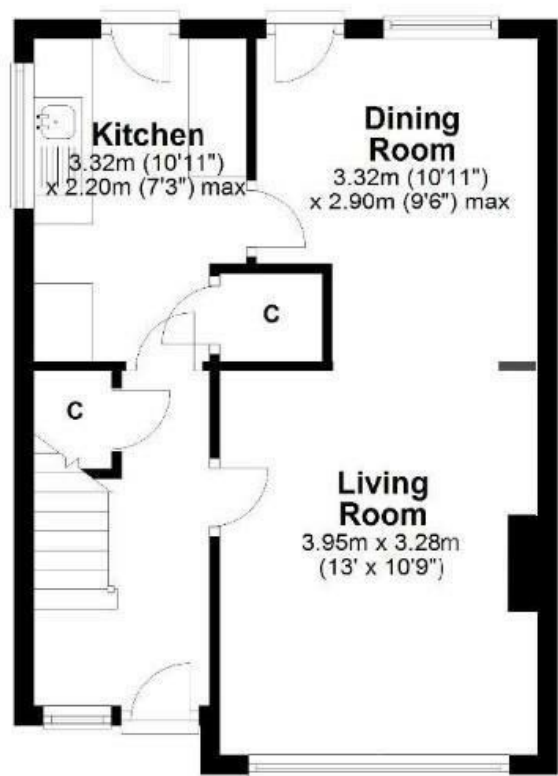
Directions



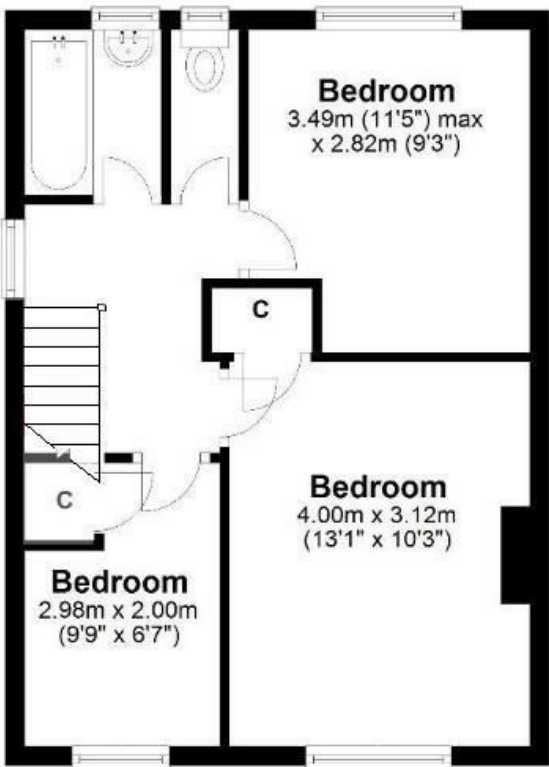




Floor Plan



Ground Floor



First Floor

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.

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>	70	
(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		
England & Wales		EU Directive 2002/91/EC