



45 Mayfield Crescent Eaglescliffe, Eaglescliffe, TS16 0NH

Located within close proximity to Egglecliff Secondary School, Junction Farm and Durham Lane Primary Schools. Allens West train station is also within walking distance providing an easy commute to other parts of the North East. This property will also appeal to young professionals due to the desirable location and ease of access to the A66. This SPACIOUS 3 bedroom semi detached property is situated in an area that is highly popular with families and early viewing comes highly recommended. The ground floor accommodation provides a welcoming lounge, MODERN kitchen/breakfast room with the addition of a garden room, adding extra living space and a pleasant aspect overlooking the rear garden. Upstairs there are 3 bedrooms and a family bathroom. Outside there is sunny west facing rear garden, front garden and 4 car drive leading to the garage. Additionally the property is GAS CENTRALLY HEATED and has UPVC DOUBLE GLAZED WINDOWS THROUGHOUT. Sorry, no pets or smokers.

£900 PCM

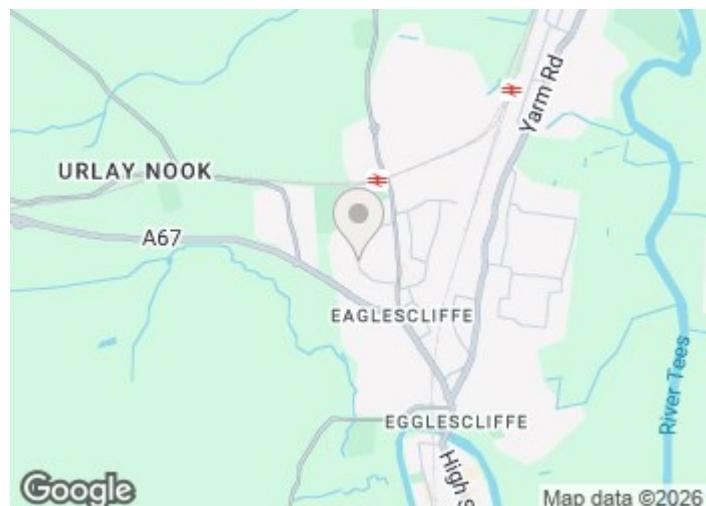
45 Mayfield Crescent

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- SEMI DETACHED HOUSE
- NEW CARPETS FITTED
- FRONT AND REAR GARDENS
- 3 BEDROOMS
- COMBI GAS CENTRAL HEATING
- DETACHED SINGLE GARAGE
- NEWLY DECORATED THROUGHOUT
- UPVC DOUBLE GLAZING

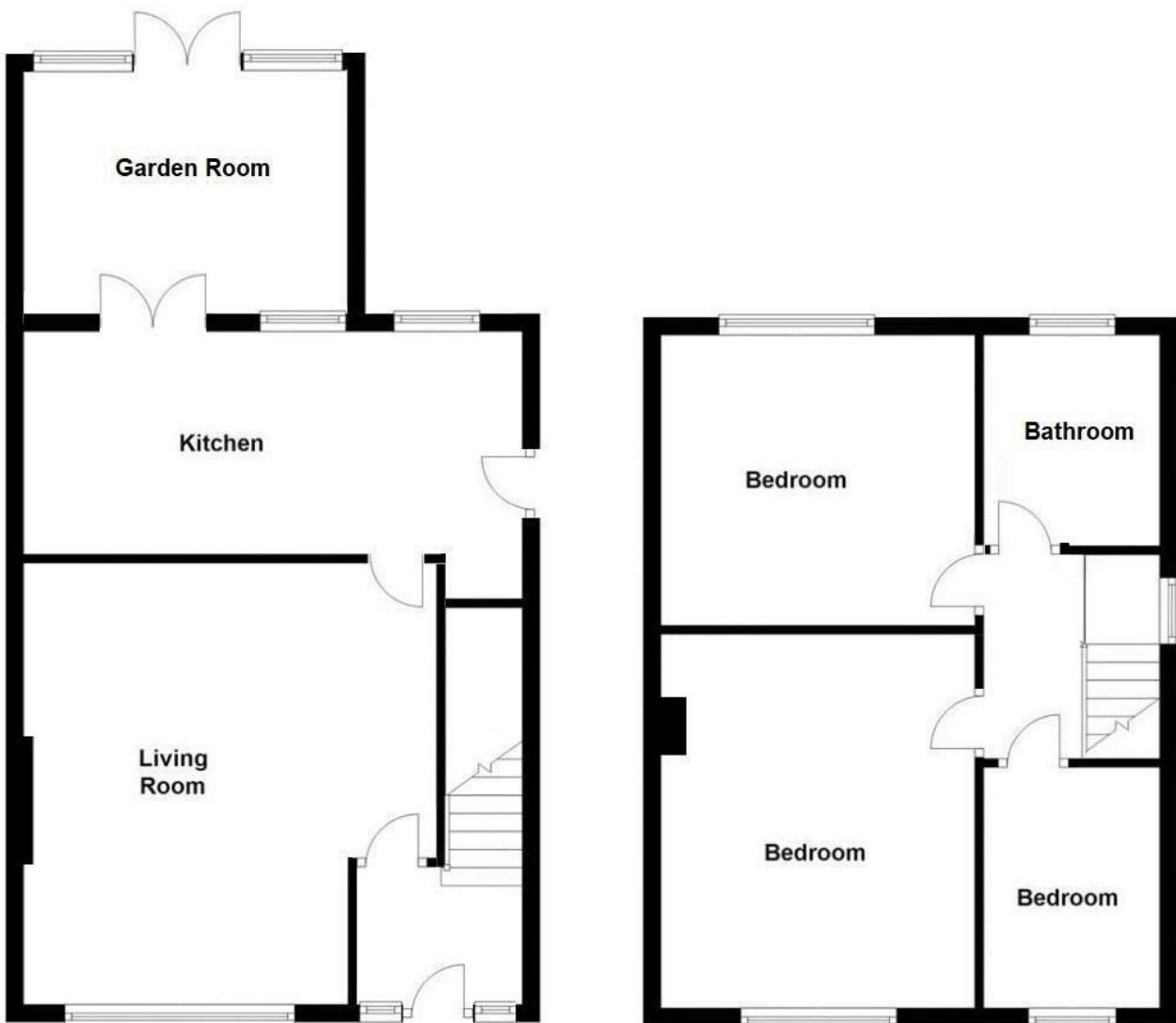
ENTRANCE HALL	BEDROOM 3
LOUNGE 15'7" x 13'4" (4.75 x 4.06)	7'6" x 6'7" (2.29 x 2.01)
KITCHEN/BREAKFAST ROOM 16'8" x 8'0" (5.08 x 2.44)	BATHROOM/W.C.
GARDEN ROOM 11'6" x 8'9" (3.51 x 2.67 (3.50 x 2.66))	EXTERNALLY ENERGY PERFORMANCE CERTIFICATE (EPC)
LANDING	.
BEDROOM 1 12'4" x 9'11" (3.76 x 3.02)	
BEDROOM 2 11'3" x 9'11" (3.43 x 3.02)	



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 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)	A	83
(81-91)	B	69
(69-80)	C	
(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	