



Meadowfield Drive, Eaglescliffe, TS16 0HJ

****SALE AGREED WITHIN TWO WEEKS****

We are delighted to offer for sale this extended, larger than average two bedroom dormer bungalow, available with no onward chain. The home benefits from gas central heating, double glazing, a carport, driveway and a single garage, along with a sunny south facing rear garden.

The ground floor offers a welcoming hall, a comfortable lounge, a separate dining room with stairs to the first floor and a bright sunroom with access to the garden. The kitchen sits to the rear of the property with a door leading directly to the carport, and there is also a bathroom and a ground floor bedroom. Upstairs are two further bedrooms, each with useful eaves storage.

To the front is a lawned garden and a block paved driveway giving access to the carport and garage. The rear garden enjoys a south-facing aspect with patio and lawn, providing a lovely sunny space throughout the day.

Located on the ever popular Orchard Estate in Eaglescliffe, the property sits within close proximity to excellent primary and secondary schools, making it an appealing choice for families as well as anyone looking to downsize. The area offers a good range of shopping facilities and everyday amenities, with Allens West train station nearby for easy travel. Yarm High Street is within comfortable walking distance, and the A66 provides strong transport links for commuting across Teesside and beyond.

£190,000



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HALLWAY

KITCHEN/BREAKFAST ROOM

11'9" x 8'10" (3.58m x 2.69m)

LOUNGE

17'5" x 11'6" (5.31m x 3.51m)

DINING ROOM

11'10" x 11'6" (3.61m x 3.51m)

SUN ROOM

9'10" x 9'3" (3.00m x 2.82m)

BEDROOM THREE

8'11" x 8'9" (2.72m x 2.67m)

BATHROOM

6'6" x 5'5" (1.98m x 1.65m)

LANDING

BEDROOM ONE

12'8" x 8'8" (3.86m x 2.64m)

BEDROOM TWO

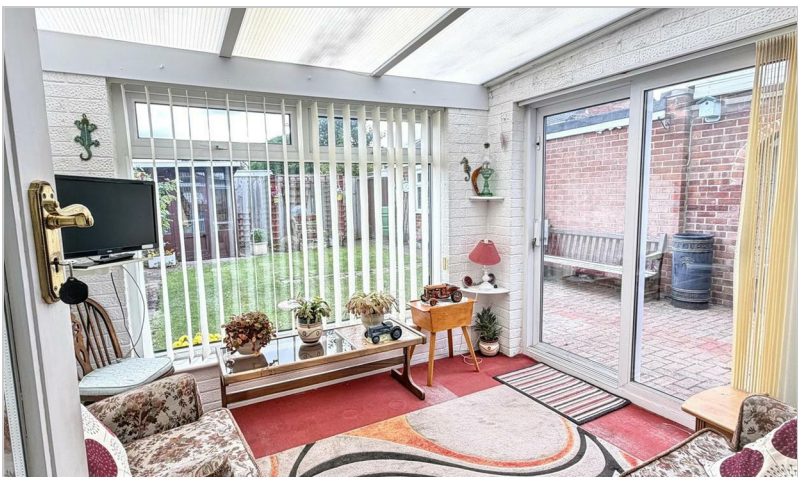
12'8" x 8' (3.86m x 2.44m)

GARAGE

23'7" x 8'7" (7.19m x 2.62m)

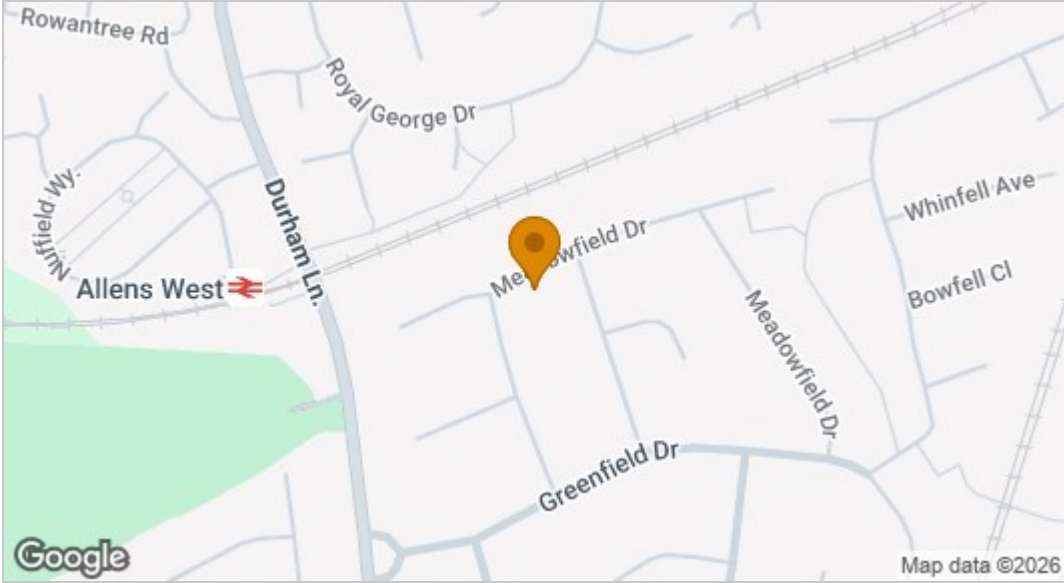
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

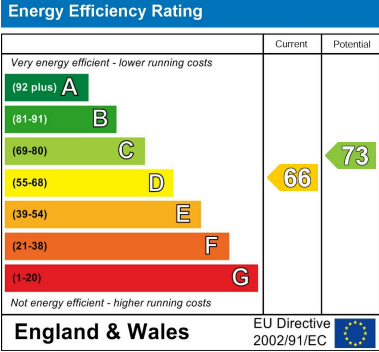




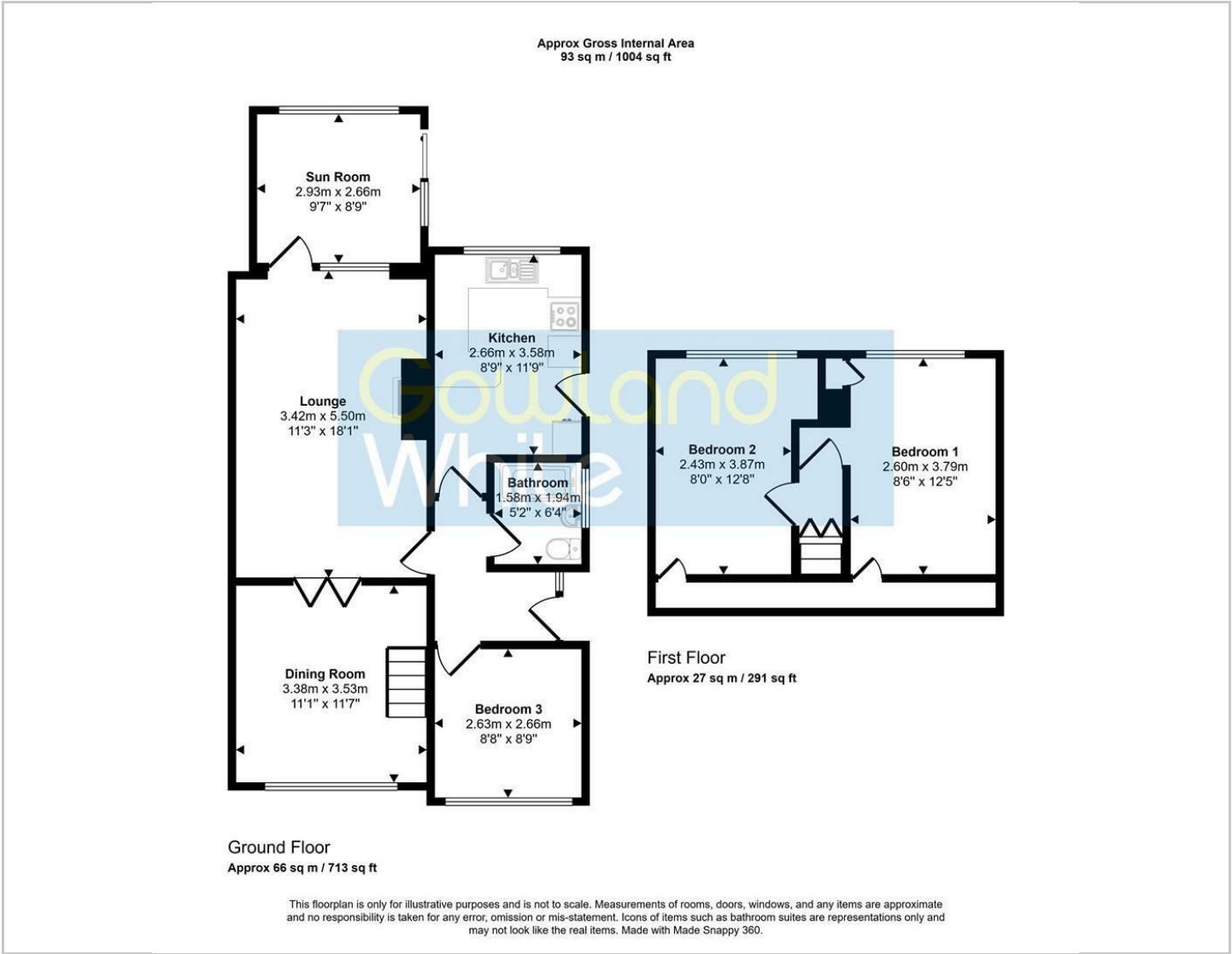
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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.