



Quarry Road, Eaglescliffe, TS16 9BD

SOLD WITHIN 14 DAYS!! Offered for sale on a shared ownership basis with Thirteen Housing Group, with the option to purchase between 47% and 75%, this modern detached bungalow is situated on a small and exclusive development of just seven bungalows, conveniently located just off Yarm Road. The property enjoys a pleasant position with direct access to Preston Park Woodland, offering beautiful riverside walks and an abundance of natural surroundings, while Eaglescliffe Train Station and local bus services are close by, making it ideal for those seeking both convenience and a peaceful setting.

Offered to the market with no onward chain, the accommodation is well planned and spacious throughout. A welcoming hallway provides access to all rooms and benefits from two useful storage cupboards. The modern kitchen/breakfast room is fitted with a range of units and includes integrated appliances comprising an Indesit gas hob, extractor hood, electric oven and fridge/freezer, together with an integrated Hotpoint washing machine.

There are two good-sized double bedrooms, with the main bedroom enjoying direct access to the contemporary wet room. The wet room also has access from the hallway, providing a practical dual-access arrangement. The lounge benefits double doors opening directly onto the rear garden, creating an attractive connection between the indoor and outdoor living space.

Externally, the private rear garden is mainly laid to lawn and includes a patio area, ideal for relaxing or entertaining, together with a timber summer house. To the front, the property has a paved garden enclosed by low-level privet hedging.

A carport provides covered off-road parking, while ample visitor parking is available directly opposite the bungalow.

50% Shared Ownership £107,500



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ENTRANCE HALLWAY

LOUNGE

14'3" x 11'1" (4.34m x 3.38m)

KITCHEN/BREAKFAST ROOM

11'10" x 11' (3.61m x 3.35m)

BEDROOM ONE

15'3" x 10'5" (4.65m x 3.18m)

BEDROOM TWO

9'3" x 8'5" (2.82m x 2.57m)

ENSUITE/WET ROOM

7'8" x 6'2" (2.34m x 1.88m)

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.

SHARED OWNERSHIP CRITERIA

A Buyer has the option to purchase between 47% and 75% of ownership. The remaining share is owned by Thirteen Housing Group who will charge rent for their share. This figure will vary depending on the percentage a Buyer opts to buy.

Shared ownership eligibility is:

A buyer must be 55 years or over.

Must not have a household income over £80,000 per annum, up to and including £80,000 pa is permitted

Must not currently own a home

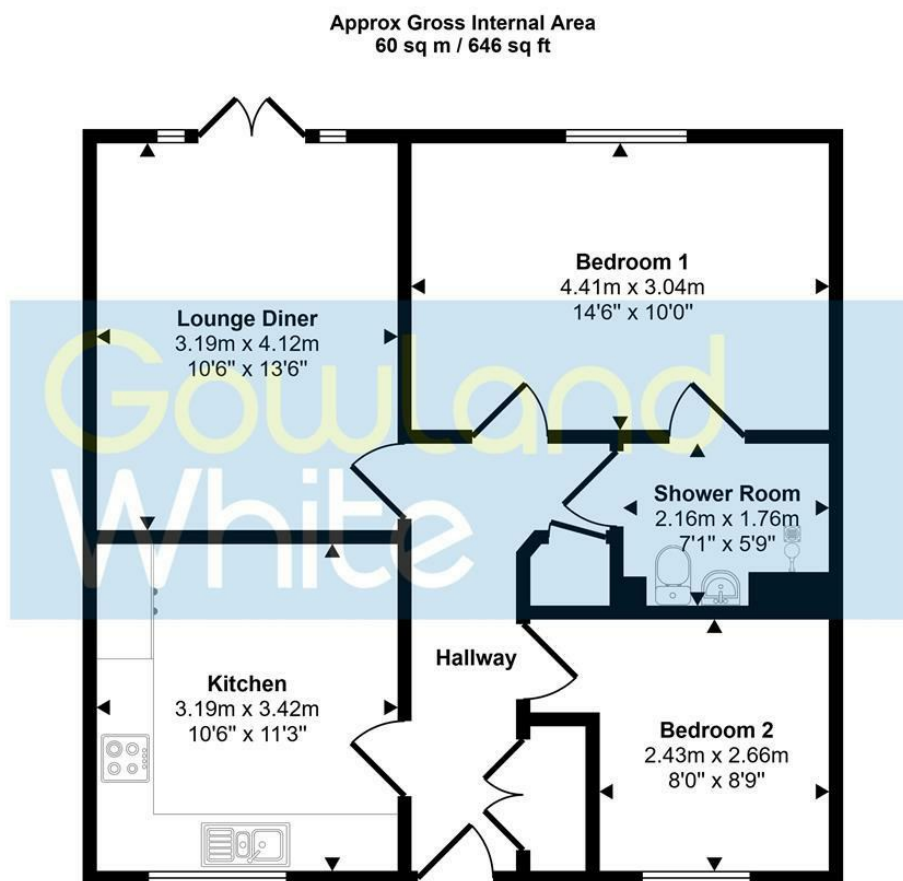
If a home is owned - this must be sold subject to contract and evidence is required.

Must not be able to afford to purchase a home of this type in the current location without the assistance of shared ownership

The above criteria is used to assess someone's eligibility for shared ownership. The second stage of the assessment is a financial assessment by a Mortgage Broker and evidence of funding being approved is required to be submitted to Thirteen Housing Group.



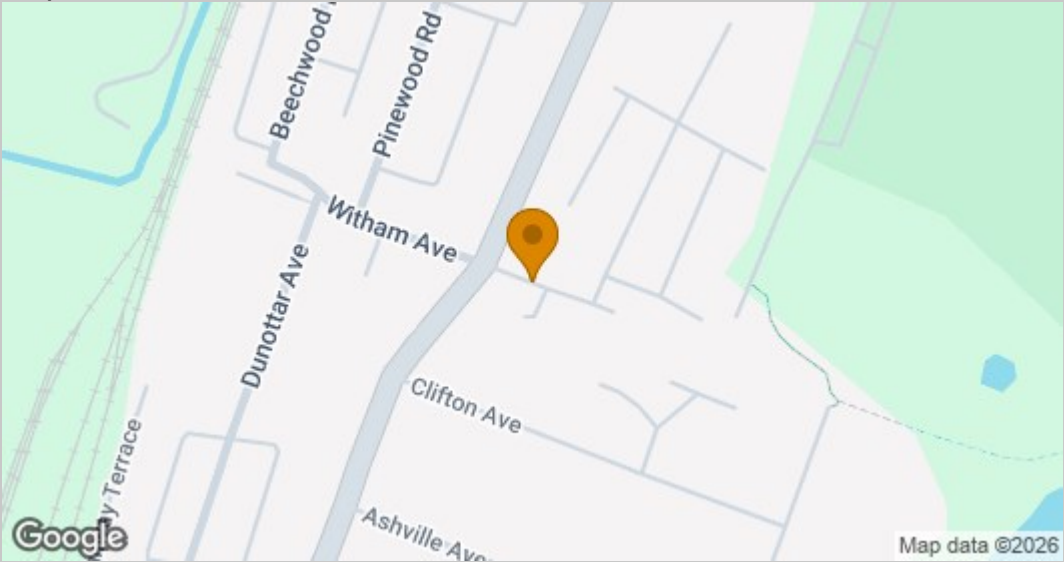
Floor Plan



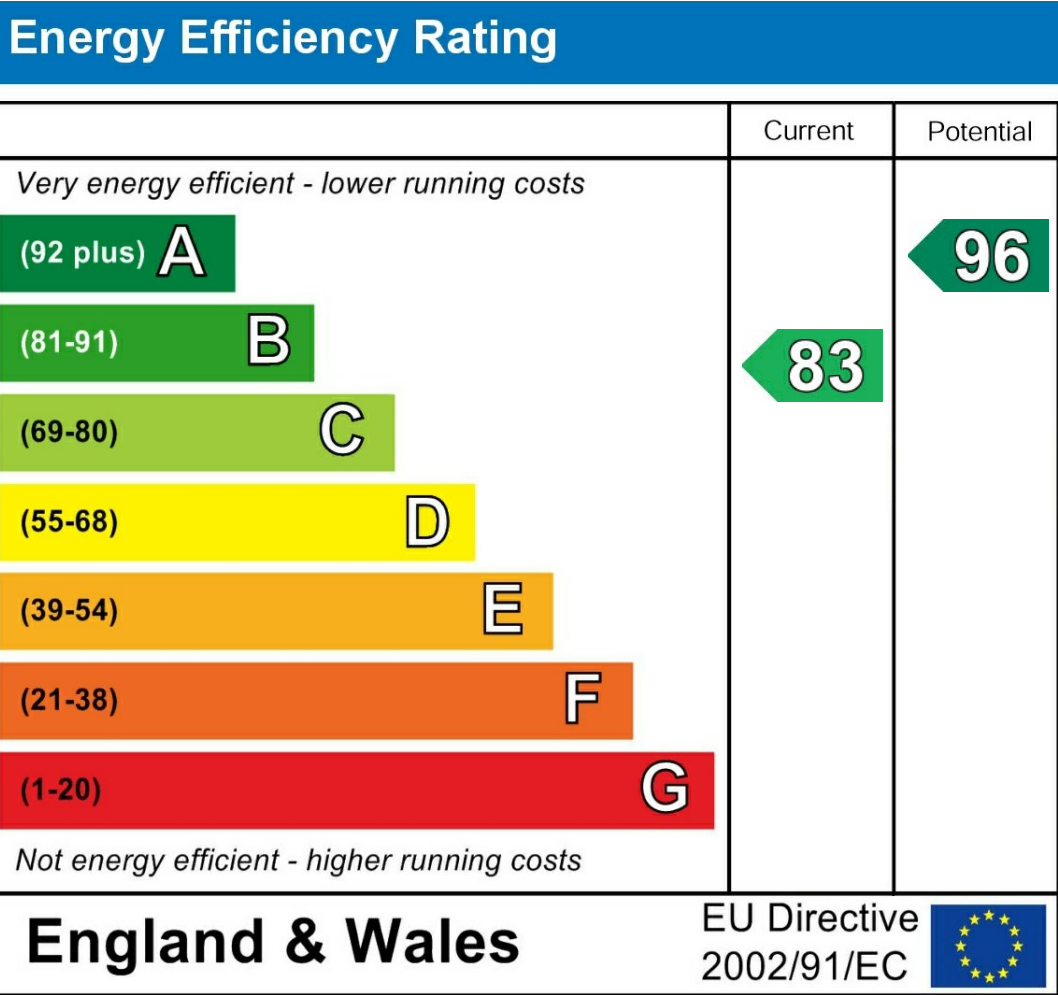
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Map



EPC graph



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.