



## Seymour Crescent, Eaglescliffe, TS16 0LF

This semi-detached family home is offered for sale with no onward chain and has been priced to sell, making it an ideal choice for first time buyers and families. Perfectly situated, the property lies within easy reach of the highly regarded Eaglescliffe Secondary School and Yarm High Street, where you'll find an excellent selection of shops, bars, restaurants, and scenic riverside walks and activities. Property requires some modernisation and is reflected in price.

The ground floor is entered via a porch which opens into a welcoming hallway. From here, doors lead to a spacious lounge and dining room that runs the full length of the property. This bright and versatile space enjoys a dual aspect, with a large picture window to the front and patio doors opening onto the rear garden. The kitchen is well equipped, complete with a range cooker, fridge freezer, dishwasher, and washing machine which are included in the sale. Also on the ground floor is a flexible room previously used as a bedroom/study with its own en suite, making it ideal for multi-generational living, a guest room or a playroom.

Upstairs, the main bedroom is positioned at the front of the property and is a generous double, enhanced by a large window that frames open views across fields. The second bedroom benefits from fitted wardrobes, while the third is a comfortable single, ideal for a child's room or home office. Completing the first floor is the family bathroom, fitted with a bath and overhead shower. The property also features gas central heating, double glazing, and a recently installed Hive system, ensuring comfort and efficiency throughout the year.

Outside, the property offers a block-paved driveway to the front, providing off-road parking. To the rear, the garden is tiered, including a patio area, large decked terrace, a lawn, and mature shrubs, with handy storage space beneath the decking. From the front, the home benefits from attractive open views stretching across fields and beyond.

Offers In The Region Of £210,000



PORCH/HALL

LOUNGE/DINING ROOM  
25'11" x 11'9" (7.90m x 3.58m)

KITCHEN  
18'4" x 8'6" (5.59m x 2.59m )

LANDING

BEDROOM/STUDY  
10'2" x 7'11" (3.10m x 2.41m)

ENSUITE  
5'3" x 5'2" (1.60m x 1.57m)

BEDROOM ONE  
10'10" x 14' (3.30m x 4.27m)

BEDROOM TWO  
10'10" x 9'1" (3.30m x 2.77m)

BEDROOM THREE  
9'1" x 7'9" (2.77m x 2.36m)

BATHROOM  
7'8" x 5'5" (2.34m x 1.65m)

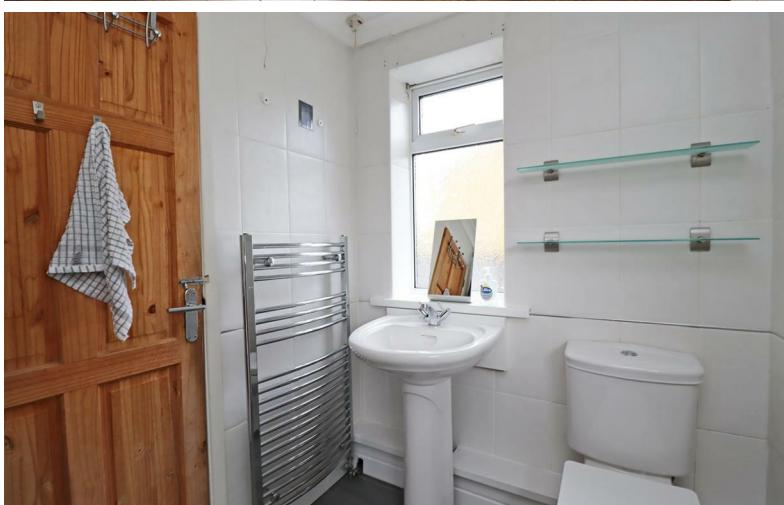
#### AML PROCEDURE

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.



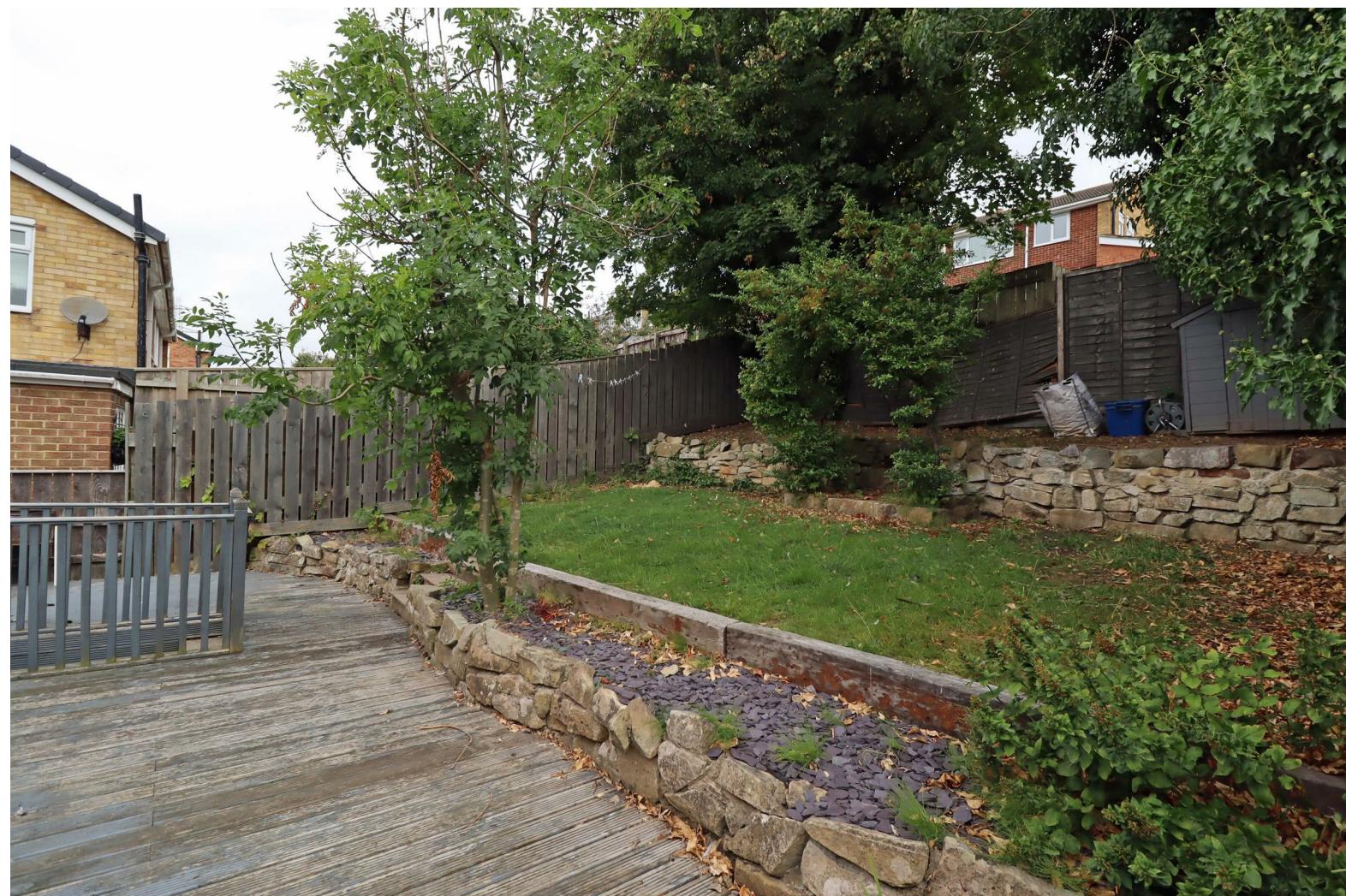


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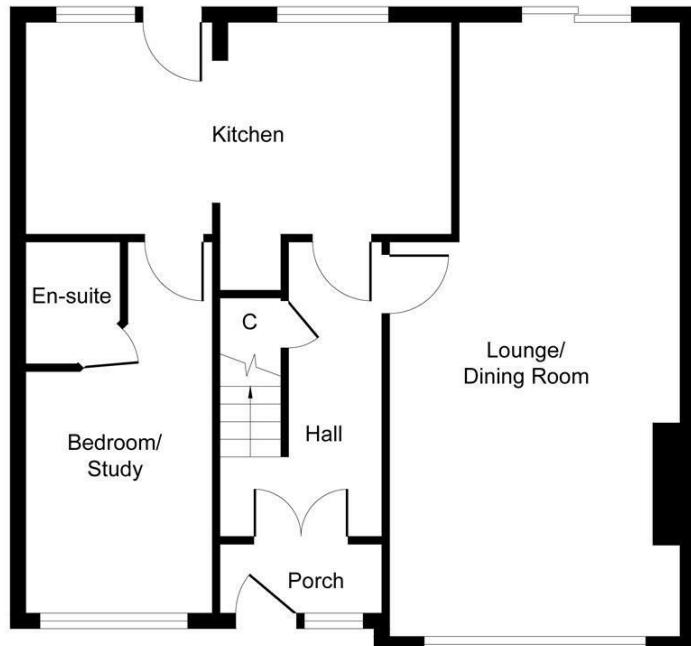
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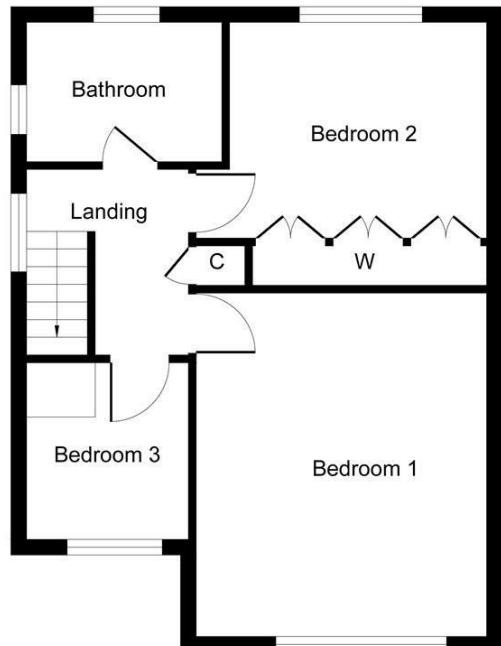


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Ground Floor

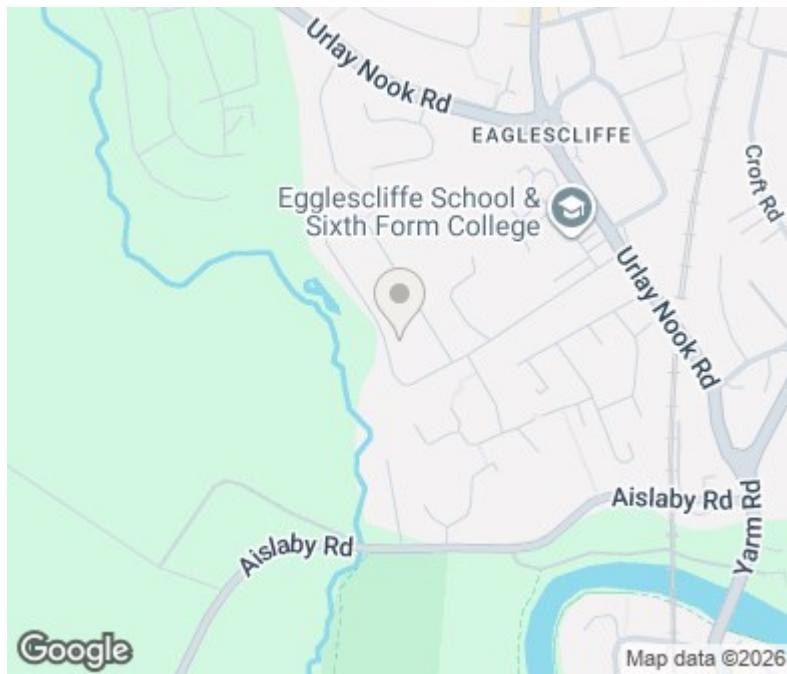


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

## VIEWING

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

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