



## Pinewood Road, Eaglescliffe, TS16 0AJ

This characterful mature mid terrace home in desirable Old Eaglescliffe has been tastefully refurbished by the current owner, enhancing its original charm while introducing stylish modern touches. Beautifully presented throughout, the property retains a wealth of period features and benefits from double glazing, gas central heating with some newly installed radiators, and new carpets throughout.

The accommodation begins with an entrance porch leading into a welcoming hallway. The lounge is a standout room, featuring a large bay window that floods the space with natural light and an impressive feature fireplace forming a striking focal point. A separate dining/reception room with wooden flooring provides an ideal space for entertaining and offers access to the rear garden. The kitchen is fitted with contemporary units and includes an integrated oven and gas hob. A useful ground floor WC and a conservatory, also opening onto the garden, add further practicality and flexibility.

To the first floor, an attractive open spindle staircase leads to three bedrooms, one benefiting from fitted wardrobes. The stylish bathroom is fitted with both a bath and separate shower, combining comfort and functionality. Additionally, a further staircase provides access to a useful loft room with a window, ideal for easy access to storage.

Externally, there is a small forecourt garden to the front, while the rear enjoys a westerly facing lawned garden with patio area, borders and timber shed, perfect for relaxing and enjoying afternoon and evening sunshine. On-street parking is available to the front.

Old Eaglescliffe remains popular with families and professionals alike, offering highly regarded schooling and excellent local amenities. The cobbled High Street of Yarm and Preston Park are both just a short distance away. For commuters, Eaglescliffe railway station provides direct services to London and Edinburgh, while the A66 and Teesside International Airport are easily accessible.

**£255,000**



PORCH

HALL

LOUNGE

14'2" x 13'3" (4.32m x 4.04m)

KITCHEN

9'5" x 8'4" (2.87m x 2.54m)

DINING ROOM

14' x 12'11" (4.27m x 3.94m)

DOWNSTAIRS WC

3'7" x 3' (1.09m x 0.91m)

CONSERVATORY

8'2" x 8'6" (2.49m x 2.59m)

LANDING

BEDROOM ONE

11'11" x 11'5" (3.63m x 3.48m)

BEDROOM TWO

12'9" x 11'3" (3.89m x 3.43m)

BEDROOM THREE

8'8" x 5'9" (2.64m x 1.75m)

BATHROOM

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

LOFT ROOM

16'6" x 12'3" (5.03m x 3.73m)

#### 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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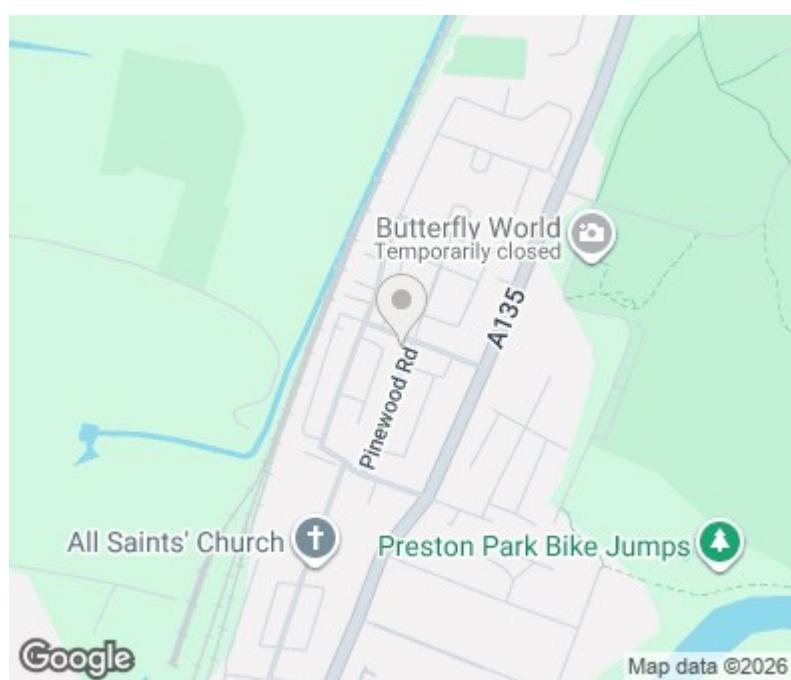
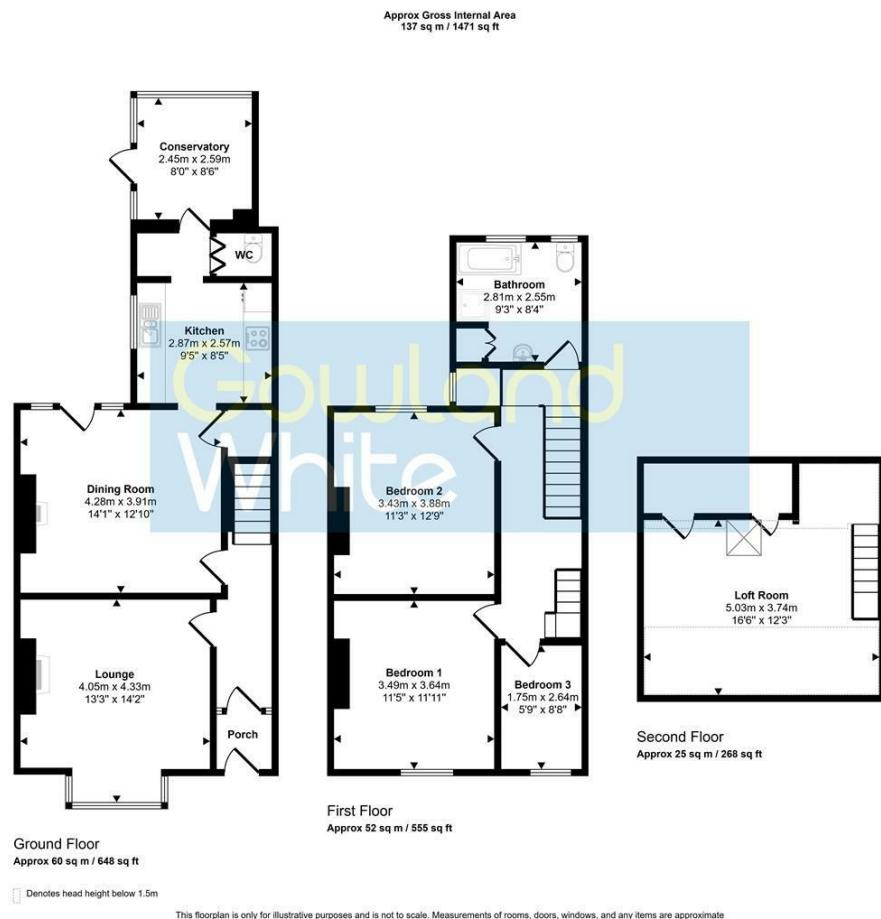
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	64
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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.

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.

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