



Royal George Drive, Eaglescliffe, TS16 0RU

Well presented and ideally located, this three bedroom semi-detached home is set within the Kingsmead Development in Eaglescliffe. The property enjoys a prime position close to excellent primary and secondary schools, a range of local shopping facilities, Allens West train station and the A66, offering excellent transport links for commuting.

The accommodation briefly comprises an entrance hallway, a convenient ground floor WC/cloakroom, and a bright and spacious lounge which flows through an archway into the kitchen and dining room. The modern kitchen features a range of units and integrated appliances including a dishwasher, oven, hob and extractor. Sliding doors open into a lovely conservatory which allows access to the garden. The converted garage offers additional flexible living space, perfect for use as a utility room, home office, or a playroom.

To the first floor there are three bedrooms and a contemporary family bathroom fitted with a separate bath and shower. The master bedroom benefits from built in wardrobes, adding to the home's practical appeal.

Externally, the property features a rear garden mainly laid to lawn, offering a pleasant outdoor space for families to enjoy. To the front, there is a small lawned garden and a driveway providing off street parking.

This is a fantastic opportunity to acquire a modern family home in one of Eaglescliffe's most popular developments.

£190,000



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HALL

LOUNGE

13'11" x 12'4" (4.24m x 3.76m)

KITCHEN/DINING ROOM

15'6" x 9'9" (4.72m x 2.97m)

UTILITY ROOM

10'11" x 7'11" (3.33m x 2.41m)

CONSERVATORY

12'4" x 7'7" (3.76m x 2.31m)

DOWNSTAIRS WC

7'1" x 2'8" (2.16m x 0.81m)

LANDING

BEDROOM ONE

11'11" x 8'8" (3.63m x 2.64m)

BEDROOM TWO

10'4" x 8'6" (3.15m x 2.59m)

BEDROOM THREE

8' x 6'8" (2.44m x 2.03m)

BATHROOM

6'10" x 6'9" (2.08m x 2.06m)

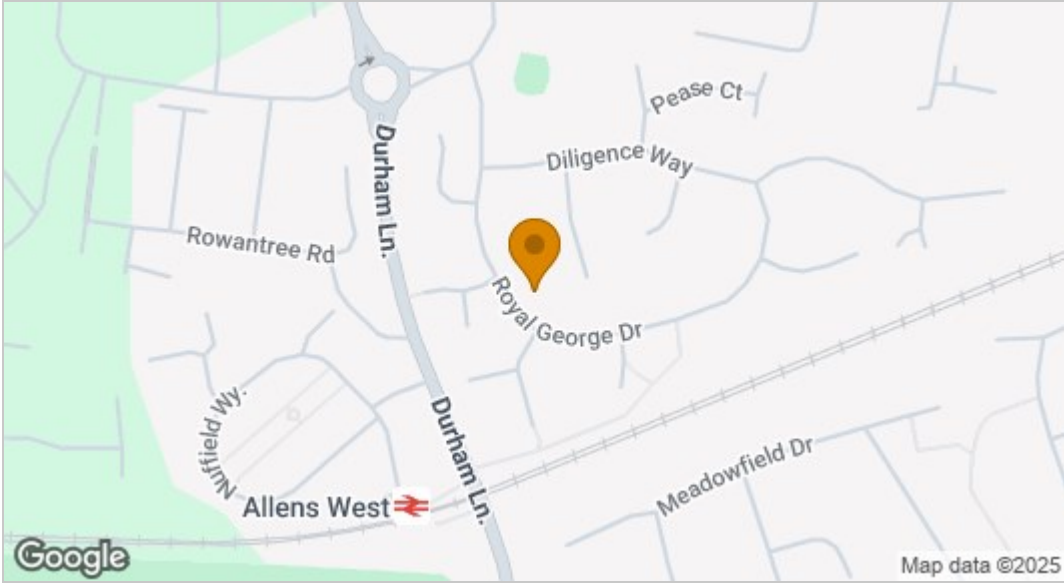
AML PROCEDURE

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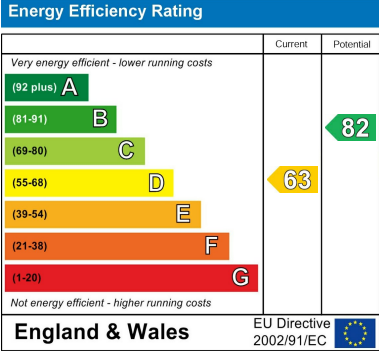




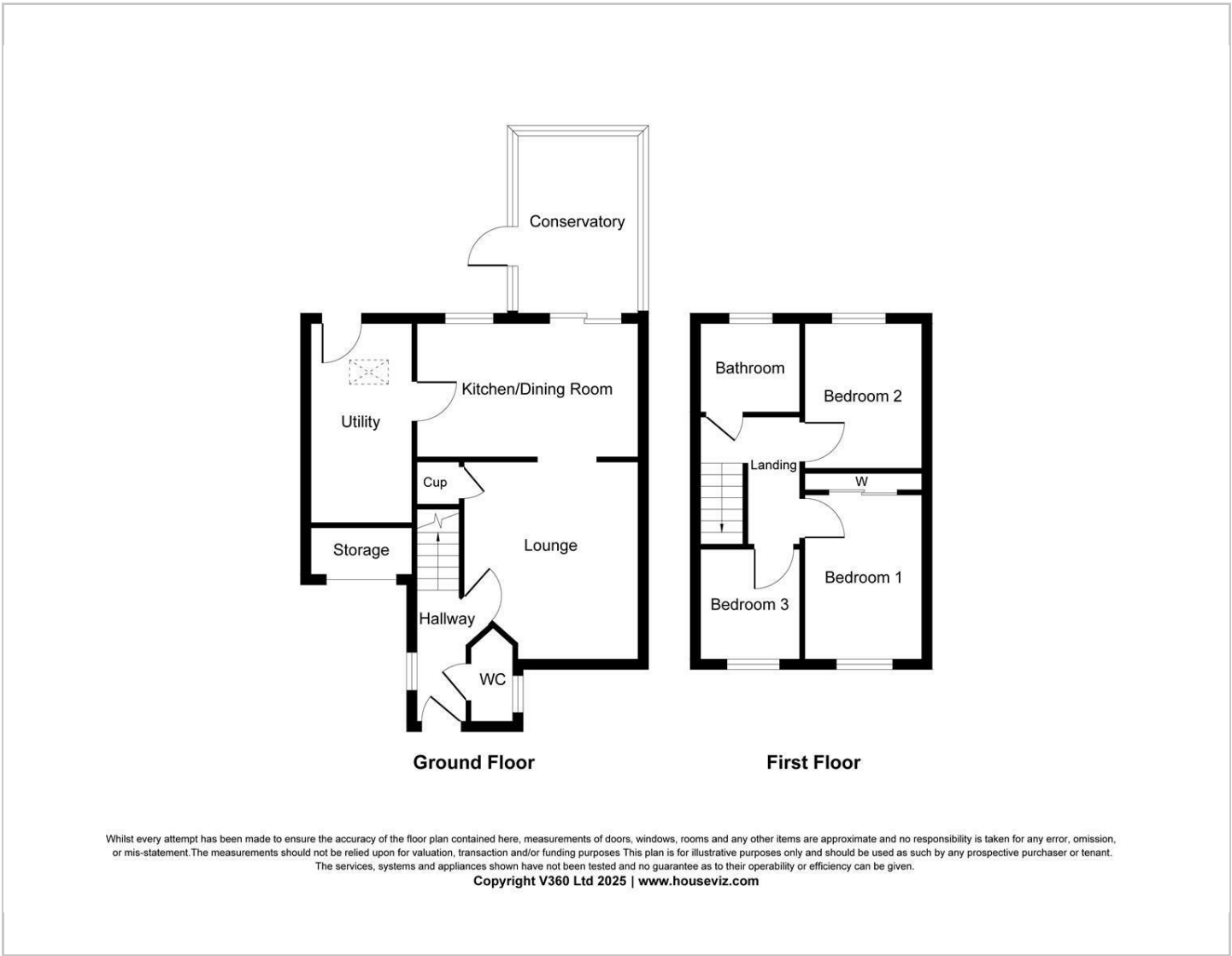
Map



EPC graph



Floor Plan



VIEWING

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

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