



Lingfield Drive, Eaglescliffe, TS16 0NU

Located within the Orchard Estate in Eaglescliffe, this beautifully presented and extended two double bedroom detached bungalow offers spacious, low maintenance living in a sought-after residential setting.

The accommodation begins with a welcoming entrance hall entered via a composite front door. The attractive lounge enjoys plenty of natural light and features oak internal doors. To the rear, the extended kitchen/dining room is fitted with contemporary units and a range of integrated appliances including a fridge freezer, double oven, induction hob, washing machine and dishwasher, providing a superb space for both everyday living and entertaining.

There are two generously proportioned double bedrooms, while the modern bathroom is fitted with a contemporary suite and shower over the bath.

Externally, the property continues to impress. A resin driveway provides ample off street parking and leads to a detached garage with electric door. The front garden has been designed for ease of maintenance with artificial lawn and attractive planting, while the private rear garden has been landscaped with artificial lawn, paving and decking.

Further benefits include gas central heating, double glazing and a Hive smart heating system. The location is particularly appealing for a wide range of buyers, being within walking distance of Durham Lane Primary School, Junction Farm Primary School and Egglescliffe School. Local shops, a supermarket and Allens West railway station are all close at hand, while Yarm High Street with its excellent range of independent shops, bars and restaurants is just a pleasant stroll away. The property also provides convenient access to the region's major road networks.

This outstanding bungalow offers a rare opportunity to acquire a spacious, move-in-ready home in one of Eaglescliffe's most desirable locations.

£230,000



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HALLWAY

LOUNGE

17'7" x 11'5" (5.38m x 3.48m)

KITCHEN/DINING ROOM

16'7" x 8'11" (5.08m x 2.72m)

BEDROOM ONE

12'7" x 11'3" (3.84m x 3.45m)

BEDROOM TWO

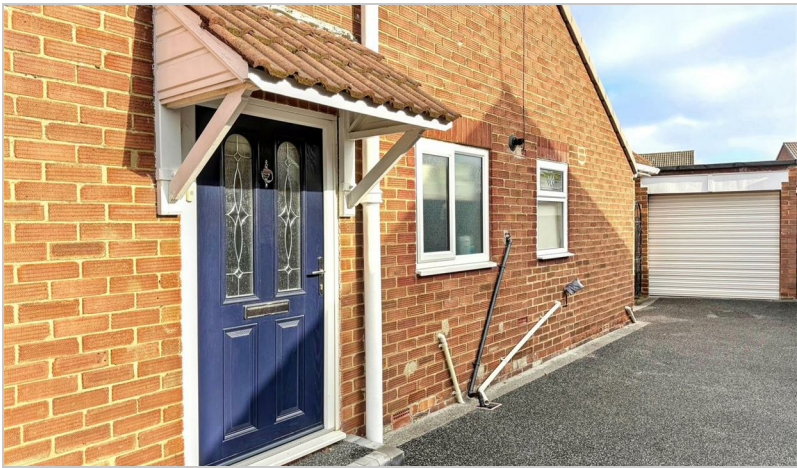
9'3" x 8'11" (2.82m x 2.74m)

BATHROOM

6'3" x 5'4" (1.93m x 1.63m)

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.

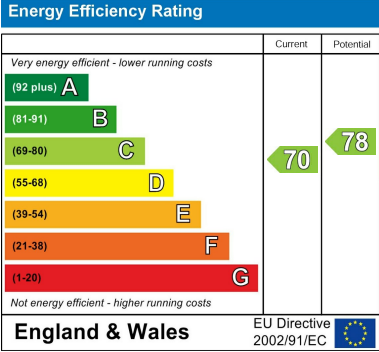




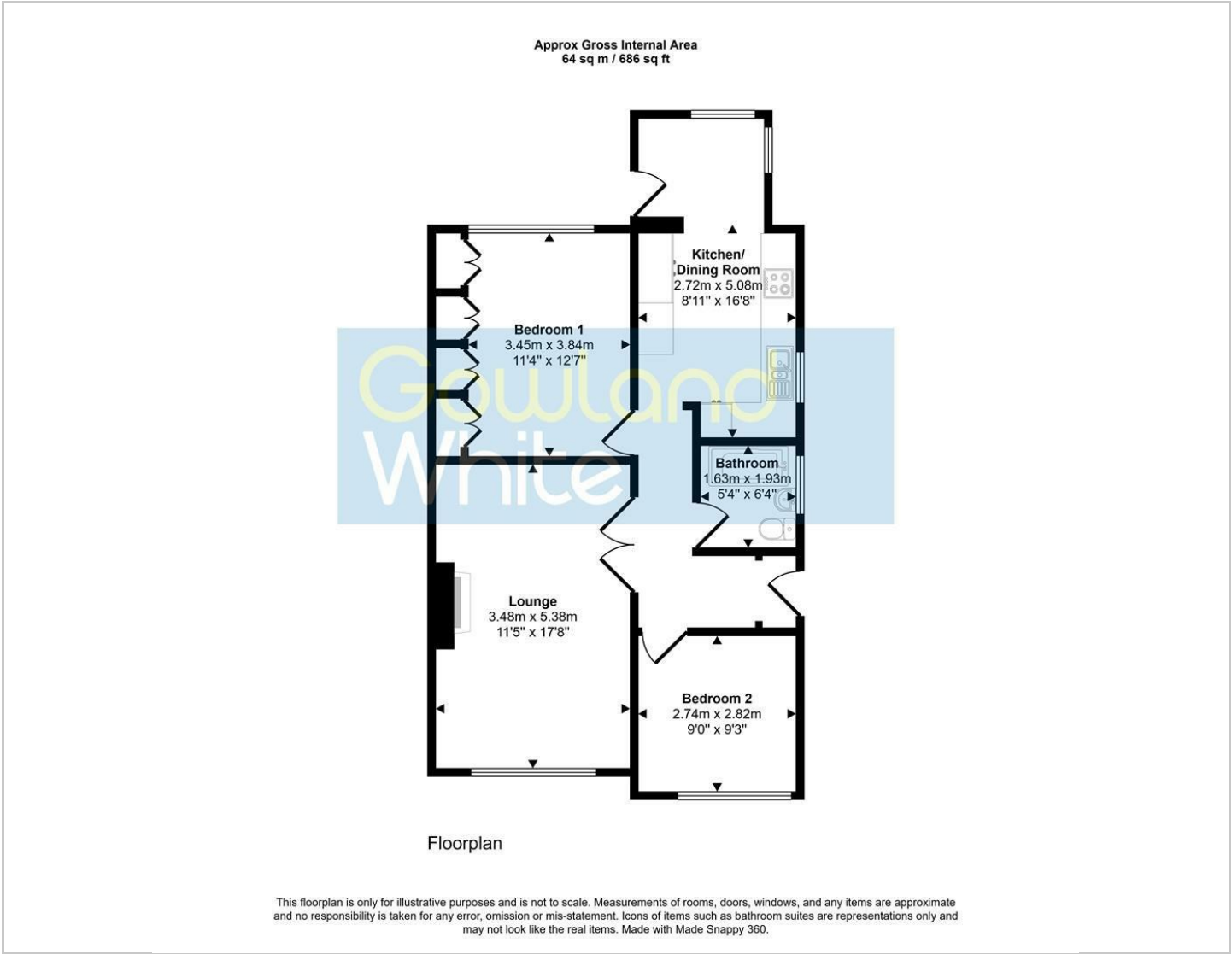
Map



EPC graph



Floor Plan



VIEWING

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

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