



Coatham Vale, Eaglescliffe, TS16 0RA

Enjoying a cul-de-sac setting in a desirable part of Eaglescliffe, this three bedroom detached bungalow provides well proportioned accommodation throughout and the convenience of single storey living. Offered to the market with NO ONWARD CHAIN, the property is perfectly suited to downsizers or those seeking a manageable home within easy reach of local amenities, transport connections and the popular market town of Yarm.

The accommodation briefly comprises an entrance hall, a generous living room, a fitted kitchen with side access door, three bedrooms, and a modern shower room featuring a contemporary waterfall shower. The property further benefits from gas central heating and double glazing throughout.

Externally, there is a long driveway providing off-street parking leading to a detached garage. To the rear, the enclosed mature garden enjoys a lawn and patio area, offering an ideal space for relaxing and outdoor entertaining.

The location offers excellent access to local shops, Tesco supermarket, regular bus routes, and Allens West railway station, while the historic market town of Yarm is also within easy reach.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

£250,000



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PORCH

LOUNGE

21'8" x 10'3" (6.60m x 3.12m)

KITCHEN

12'8" x 9'3" (3.86m x 2.82m)

INNER HALL

BEDROOM ONE

15'3" x 10'3" (4.65m x 3.12m)

BEDROOM TWO

10'2" x 9'4" (3.10m x 2.84m)

STUDY/BEDROOM THREE

9'7" x 5'3" (2.92m x 1.60m)

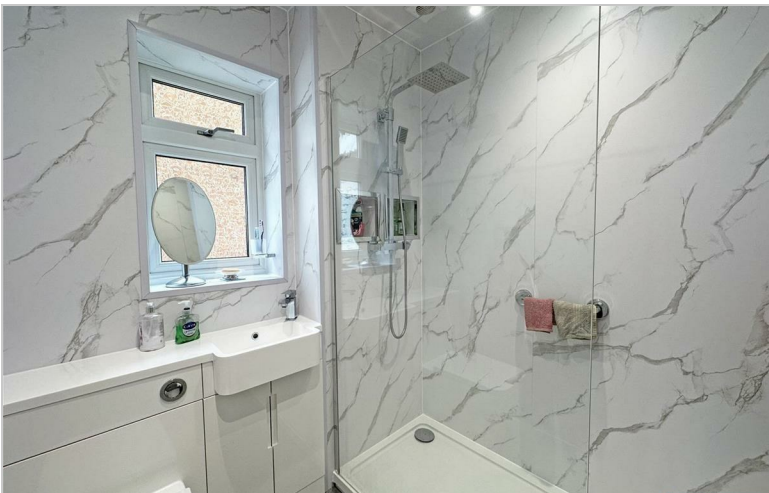
SHOWER ROOM

6'3" x 6' (1.91m x 1.83m)

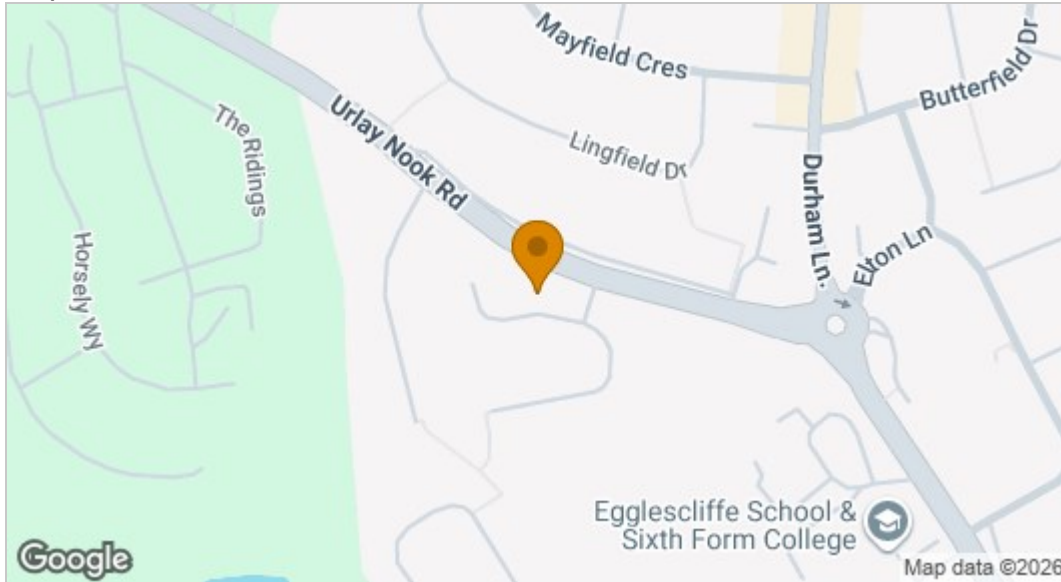
AML PROCEDURE

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.

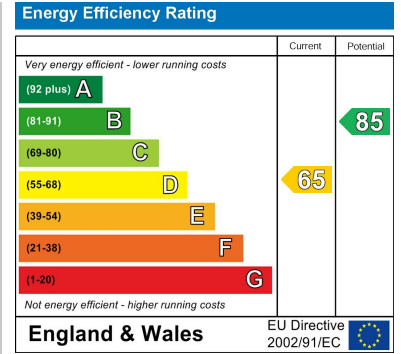




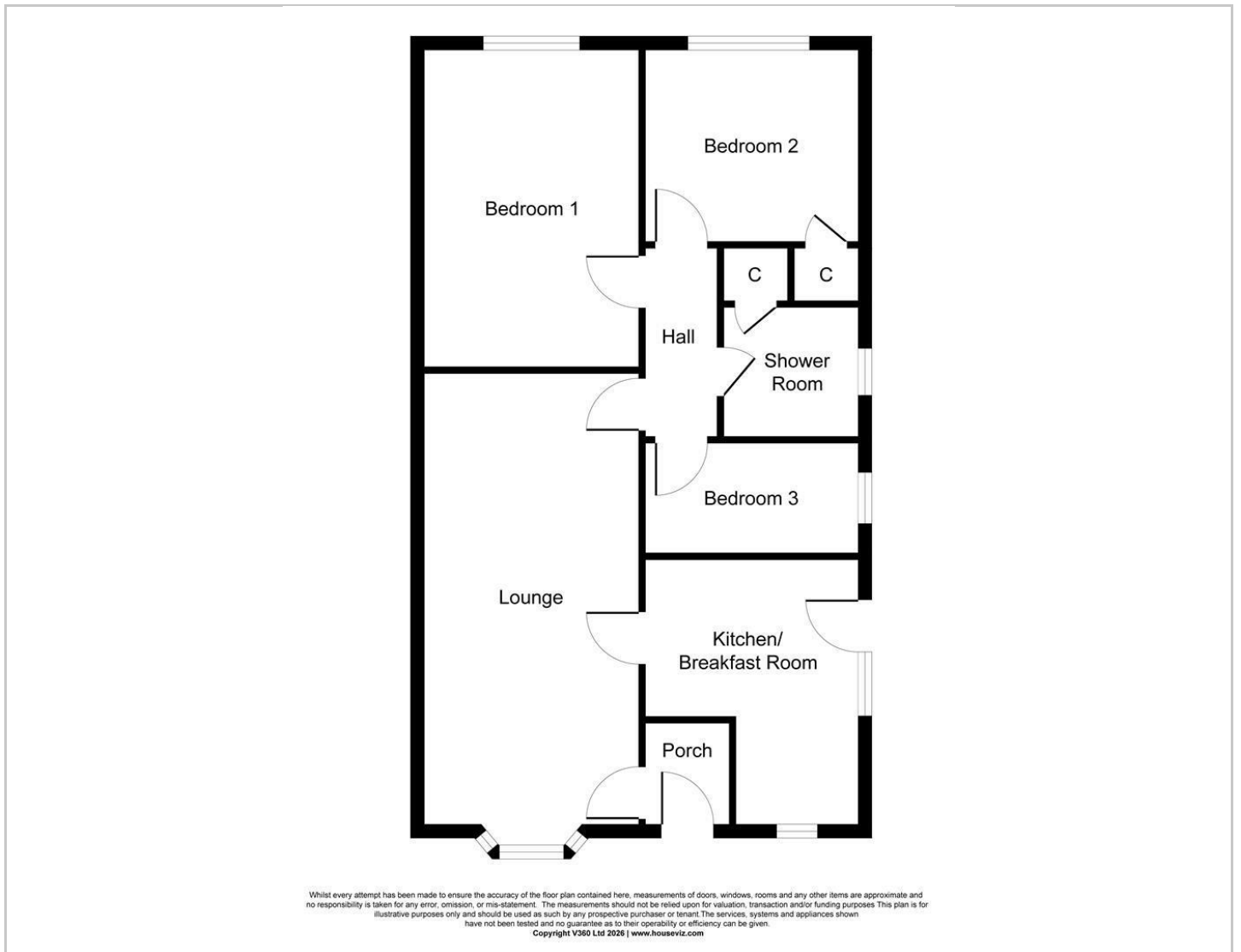
Map



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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