

Mayfield Crescent, Eaglescliffe, TS16 0NJ  
Offers in the region of £260,000



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Council Tax Band: C

Welcome to Mayfield Crescent, Eaglescliffe - a charming extended semi-detached house that offers a perfect blend of space, comfort, and style. This delightful property boasts two reception rooms, and stunning kitchen, ideal for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there's plenty of room for a growing family or for those who enjoy having extra space for guests or hobbies.

Located in a sought after location close to highly regarded Junior & Secondary schooling & shopping facilities.

The property features a beautifully designed ground floor bathroom featuring a bath and separate shower, ensuring that you can unwind and rejuvenate in style. The open plan lounge leading to the dining room creates a seamless flow, perfect for modern living and creating a welcoming atmosphere for gatherings.

One of the standout features of this property is the very large rear garden, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. The generous driveway and tandem length garage offer convenience and practicality, ensuring that parking is never a hassle.

This home has been significantly improved and extended to the front and rear, offering a contemporary living space that meets the needs of a modern family. Whether you're looking for a cosy evening indoors or a summer barbecue in the spacious garden, this property has it all.

All external windows and doors have been newly fitted in 2024. The main roof and the garage roof both replaced in 2023. Full electrical rewire carried out in 2019.

Comprehensive alarm system covering both the main house and garage. Gas central heating via a Baxi 'Combi' boiler which was fitted in 2019.

In brief the accommodation comprise:

## Ground floor

Light and airy entrance hallway which has been extended to

the front, Access through a composite front door with stairs to the first floor. Off to the right is the stunning contemporary ground floor bathroom. Left off the hallway takes you to a generous reception room with attractive feature fireplace and pleasant open archway to a dining area great for entertaining. Beautifully appointed refitted kitchen providing excellent range of units, electric induction ceramic hob with modern extractor, integrated dishwasher, twin oven and space for an 'American style' fridge/freezer.

## First floor

Landing opening to the four bedrooms perfect for a growing family featuring two doubles and two singles, the principal bedroom, part of the rear extension enjoys lovely views over the large garden.

## Externally

Open lawn garden to the front with a generous driveway leading to a tandem length garage ideal for a mechanical or DIY enthusiast. The driveway also allows for a motorhome or caravan. Pedestrian side access to the oversized rear garden, can only be fully appreciated on a thorough inspection, perfect for family and friends during those warmer months. It has been extremely well cared for and improved and is laid to lawn with amply patio space.

## Please note:

Council tax Band - C

Tenure - Freehold

EPC - Rating D

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s)

will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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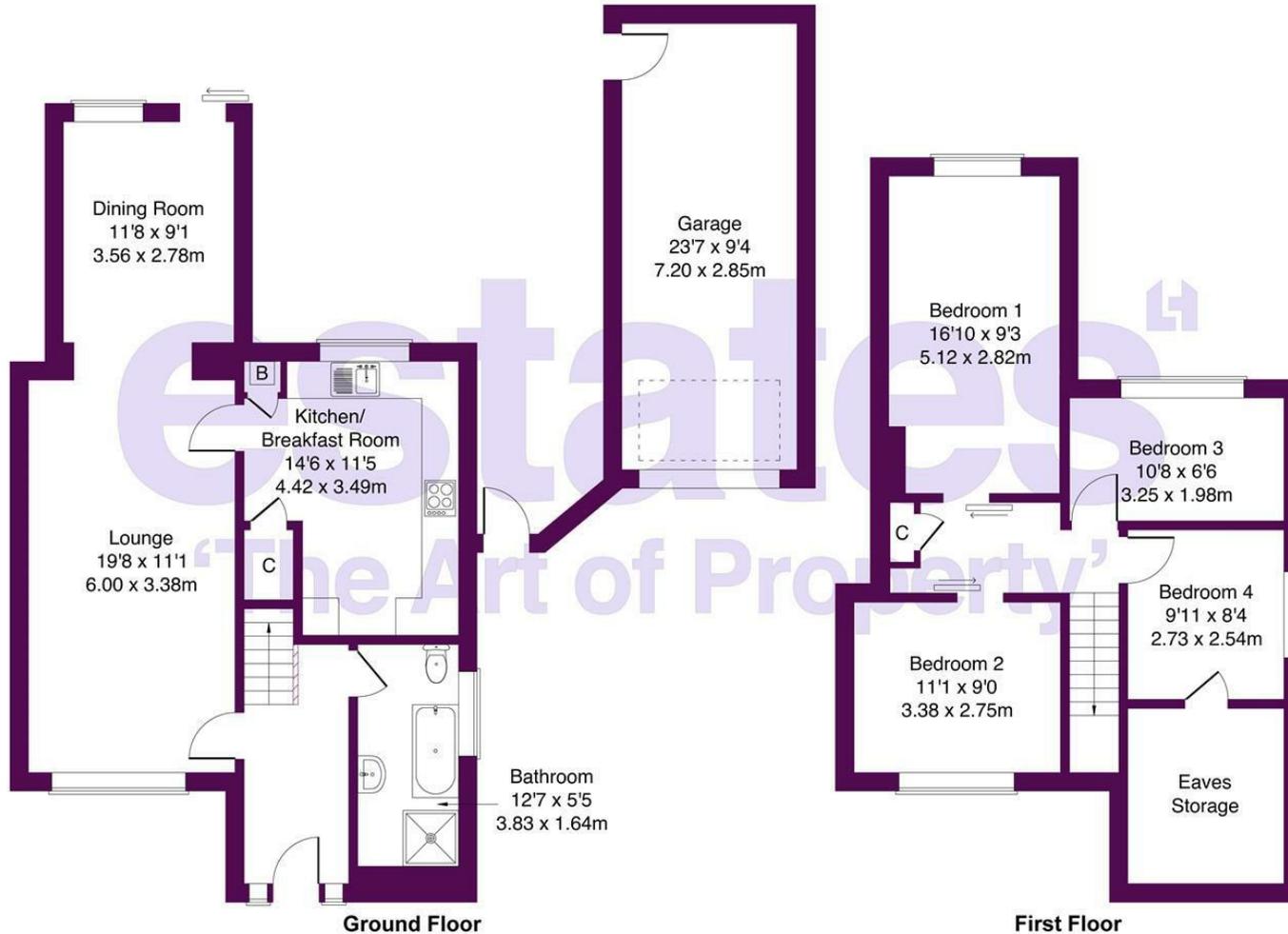
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Approximate Gross Internal Area: (1421 sq ft - 132 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	