



## West View Close, Eaglescliffe, Stockton-On-Tees, TS16 0DS

OFFERED FOR SALE BY MODERN METHOD OF AUCTION! MUST VIEW TO APPRECIATE!! Offered with no onward chain, this spacious four-bedroom detached home with detached garage is perfectly suited to family living. Beautifully decorated and ready to move in to, it is located in a popular residential area of Eaglescliffe offering generous accommodation, a private rear garden, and excellent access to local schools and amenities.

The accommodation comprises of a hallway leading to a lounge with feature fireplace and bay window. Double doors open into a separate dining room and a well-appointed kitchen with a range of fitted units and integrated dishwasher, oven and hob. A convenient ground floor W/C completes the downstairs layout.

Upstairs, there are four well-proportioned bedrooms, including a master bedroom with en-suite shower room. A modern family bathroom with shower over bath serves the remaining bedrooms.

Outside, the home benefits from a block-paved driveway offering off-street parking, softened by mature shrubs. The rear garden is enclosed, with lawn and patio space. A detached garage provides additional storage or parking.

Located within easy reach of highly regarded primary and secondary schools, local shops at Sunningdale Parade, and excellent transport links including Eaglescliffe Train Station and the A66. Yarm High Street is also nearby, offering a range of shops, cafés, and restaurants.

Auction Guide £170,000





**HALLWAY**

**DOWNSTAIRS WC**

5'7" x 2'11" (1.71m x 0.89m)

**LOUNGE**

18'0" x 12'10" (5.49m x 3.93m)

**DINING ROOM**

12'5" x 8'2" (3.81m x 2.49m)

**KITCHEN**

12'6" x 7'7" (3.82m x 2.32m)

**LANDING**

**MASTER BEDROOM**

9'1" x 9'10" (2.79m x 3m)

**ENSUITE**

5'8" x 5'6" (1.73m x 1.68m)

**BEDROOM TWO**

9'10" x 8'7" (3m x 2.62m)

**BEDROOM THREE**

9'4" x 6'2" (2.85m x 1.9m)

**BEDROOM FOUR**

8'7" x 6'2" (2.62m x 1.9m)

**BATHROOM**

6'10" x 6'9" (2.1m x 2.06m)

**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.

**AUCTIONEER COMMENTS**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

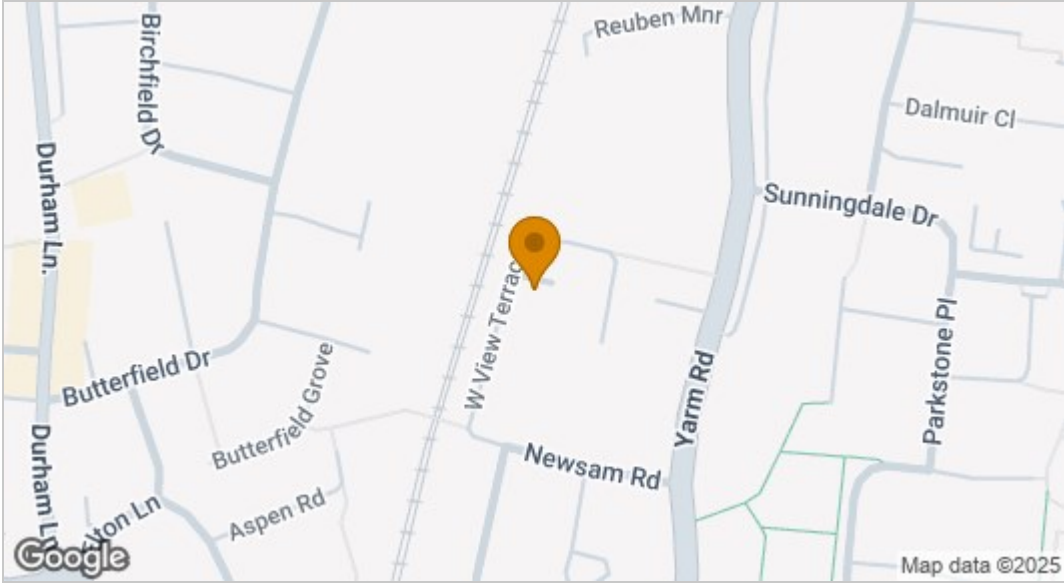
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you



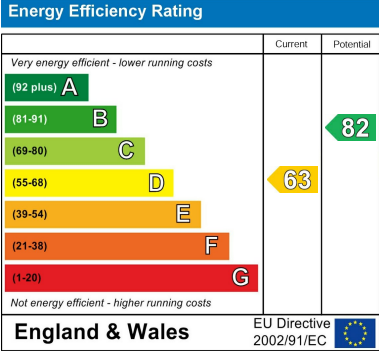




Map



EPC graph



Floor Plan



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.