



Yarm Road, Eaglescliffe, TS16 9BJ

This three bedroom semi-detached family home with garage enjoys a pleasant position set back off Yarm Road, overlooking a greenbelt, and is ideally placed for access to well regarded primary and secondary schools, Sunningdale shops, and excellent public transport links. Eaglescliffe Train Station and the A66 are both close by, providing superb connectivity across the North East, while the vibrant Yarm High Street, with its range of independent shops, cafés, bars, and restaurants, is within easy reach.

Occupying a generous plot of approximately 0.15 acres, the property offers spacious and versatile accommodation throughout. A spacious entrance hallway leads to a large lounge featuring a period cast iron open fireplace and attractive bay window, creating a warm and characterful living space. The lounge flows through to the dining room, where French doors open directly onto the rear garden.

The L-shaped kitchen/breakfast room is fitted with a range of shaker-style units complemented by a Belfast sink, offering both style and practicality. To the rear of the property, a bright and spacious family room benefits from double-aspect French doors opening onto the patio and garden, allowing plenty of natural light and creating an ideal space for modern family living and entertaining. A convenient ground floor WC completes the downstairs accommodation.

To the first floor are three well proportioned bedrooms, all served by a family bathroom fitted with a shower over the bath. The property benefits from UPVC windows throughout and is warmed by combi gas central heating.

Externally, the property benefits from a substantial block paved driveway leading to the garage, alongside a low maintenance front garden with gravelled areas, established borders, and mature shrubbery. The generous rear garden enjoys a good degree of privacy and features a lawned area, paved patio, and pathway leading beneath an attractive archway to an additional gravelled seating area at the rear.

£340,000



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HALLWAY

LOUNGE

15'6" x 12'5" (4.72m x 3.78m)

KITCHEN

9'6" x 8'3" (2.90m x 2.51m)

BREAKFAST ROOM

12'5" x 8'10" (3.78m x 2.69m)

DINING ROOM

15' x 12'5" (4.57m x 3.78m)

LOBBY

GROUND FLOOR WC

5'10" x 3'11" (1.78m x 1.19m)

FAMILY ROOM

13'8" x 8'11" (4.17m x 2.72m)

LANDING

BEDROOM ONE

13' x 10'11" (3.96m x 3.33m)

BEDROOM TWO

12'11" x 10'10" (3.94m x 3.30m)

BEDROOM THREE

8'11" x 7'6" (2.72m x 2.29m)

BATHROOM

9'6" x 5'6" (2.90m x 1.68m)

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.

GARAGE

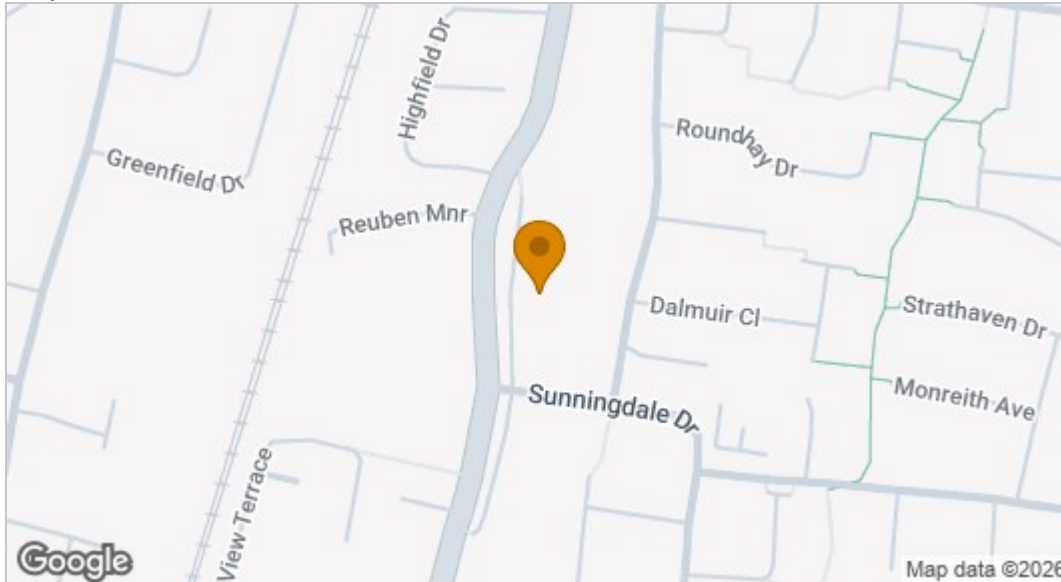
18'4" x 8'8" (5.59m x 2.64m)



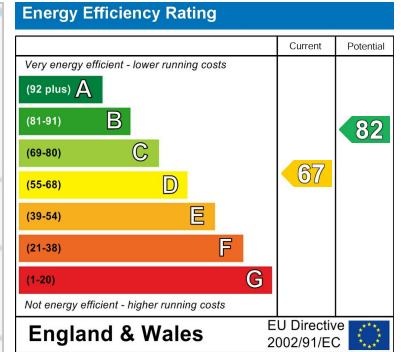




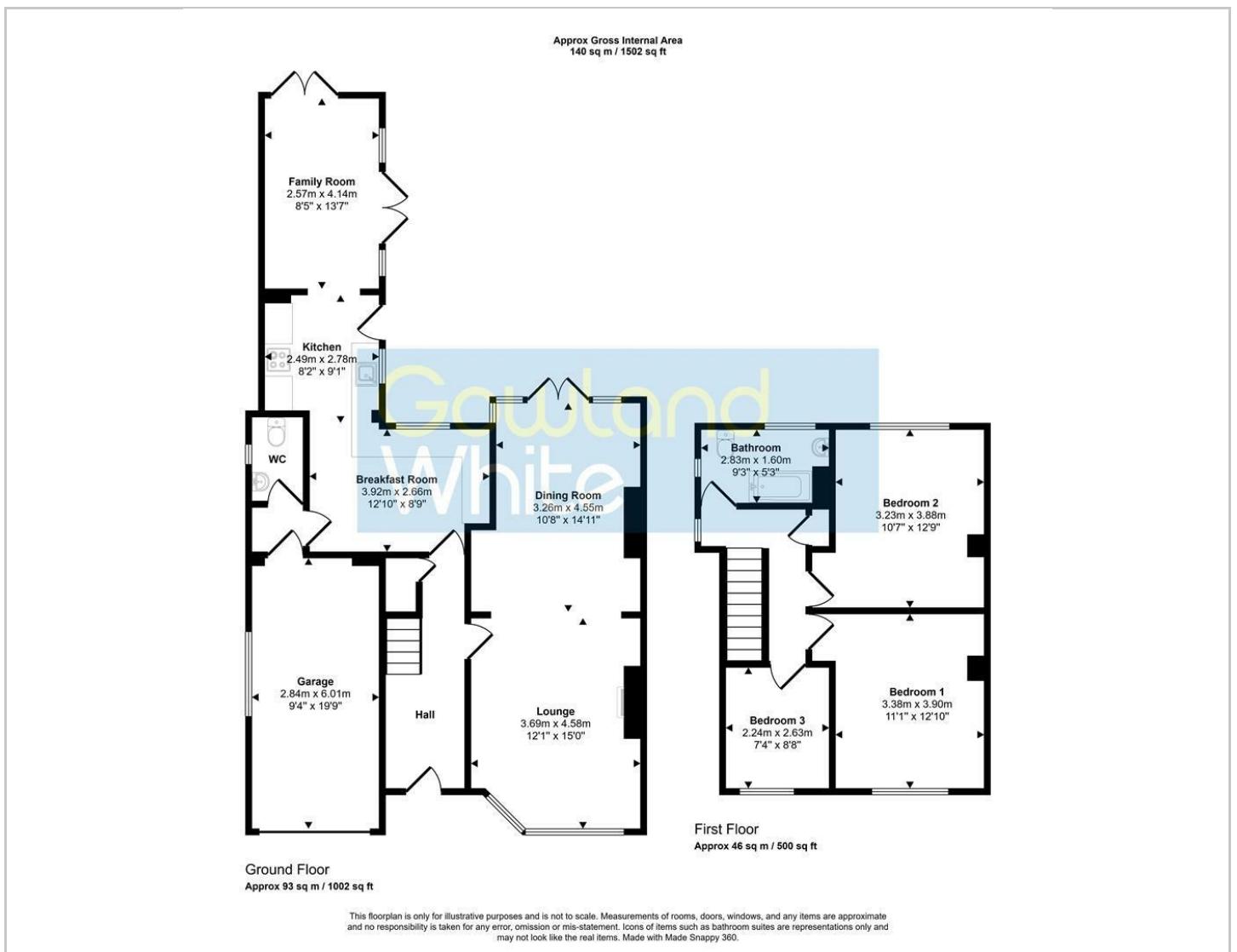
Map



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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