



## Grisedale Crescent, Egglecliffe, TS16 9DT

Located in the highly sought after village of Egglecliffe, on the edge of the historic market town of Yarm, this extended two bedroom semi-detached bungalow is offered for sale with the advantage of no onward chain. Tucked away at the head of a quiet cul-de-sac, the property enjoys a peaceful setting while still being within comfortable walking distance of Yarm's vibrant High Street with its excellent selection of shops, cafés, bars and restaurants, as well as attractive riverside walks along the River Tees.

The bungalow benefits from gas central heating, double glazed windows and a composite entrance door, providing comfort and efficiency throughout. Internally, the accommodation begins with an entrance hallway which leads through to a welcoming lounge featuring a modern fireplace with electric fire, creating a pleasant focal point for the room. The property offers a shower room and two double bedrooms, one of which benefits from built-in wardrobes providing useful storage space.

The kitchen is well equipped with a range of units and integrated appliances including a dishwasher, fridge freezer, oven and hob. To the rear of the property, an additional reception room or sitting room has been created by way of extension and enjoys attractive views across the garden, providing a bright and relaxing space that could be used for a variety of purposes.

Externally, the property offers low maintenance and easily managed outdoor areas. The front garden is gravelled and a block paved driveway provides off-street parking for up to two vehicles, leading to the garage which benefits from an electric door and two useful storage areas to the rear. The gardens to the side and rear are of a generous size and offer a good degree of privacy and are predominantly gravelled for ease of upkeep, complemented by a patio seating area which provides an ideal spot for outdoor dining.

Early viewing is encouraged.

£260,000



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HALL

LOUNGE

16'7" x 11'3" (5.05m x 3.43m)

KITCHEN

9'9" x 8'9" (2.97m x 2.67m)

SITTING ROOM

11'11" x 9'10" (3.63m x 3.00m)

BEDROOM ONE

12'10" x 11'4" (3.91m x 3.45m)

BEDROOM TWO

8'10" x 8'10" (2.69m x 2.69m)

SHOWER ROOM

6'3" x 5'4" (1.91m x 1.63m)

DETACHED GARAGE

16'1" x 8'1" (4.90m x 2.46m)

AML PROCEDURE

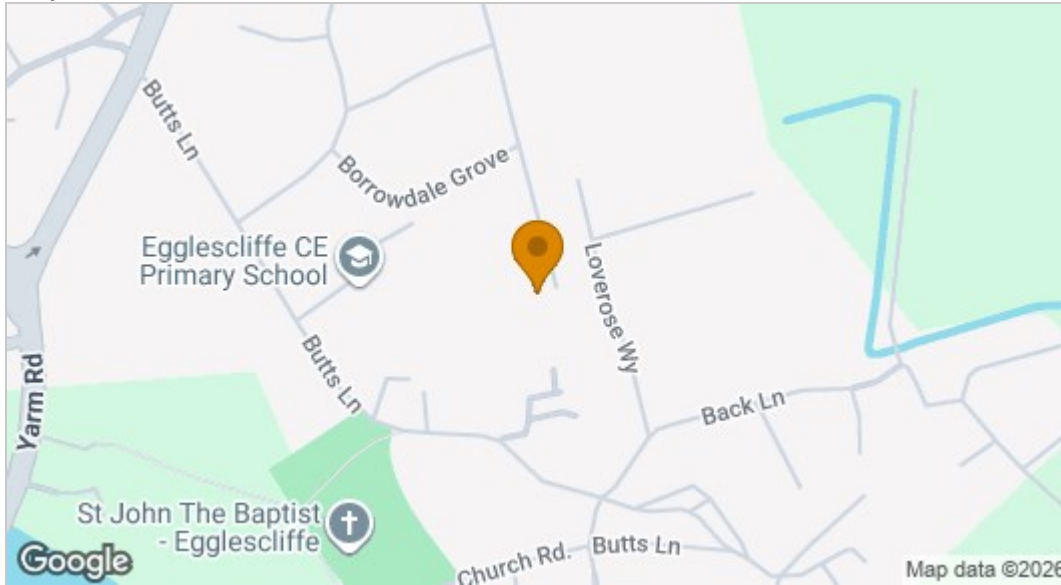
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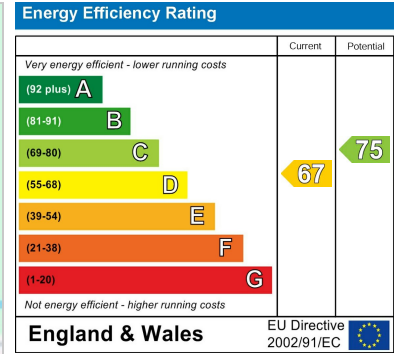




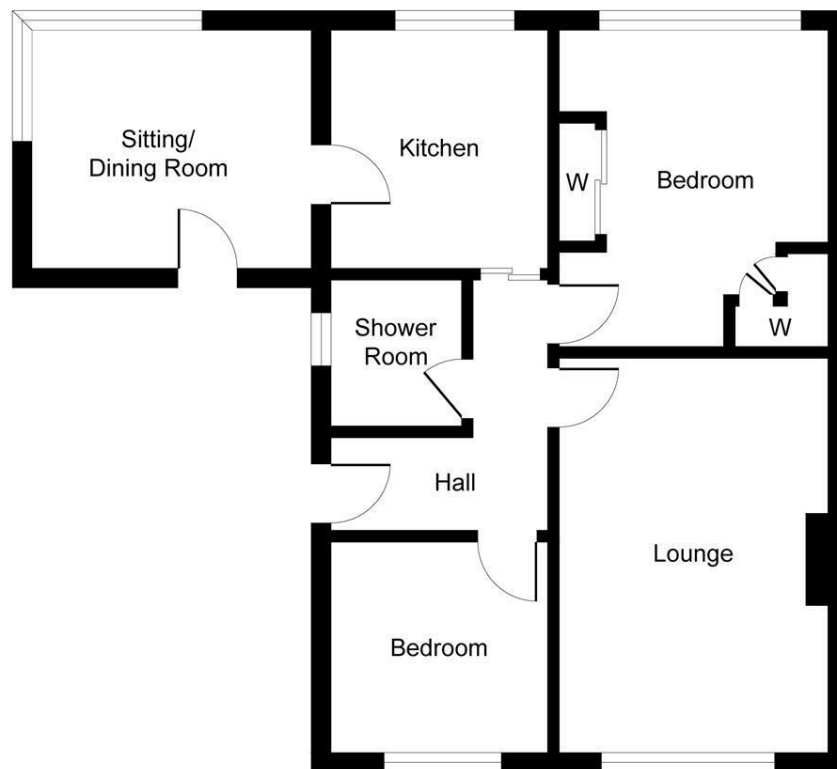
## Map



## EPC graph



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## VIEWING

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

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