



Newsam Road, Eaglescliffe, Stockton-on-Tees, TS16 0ED

****VIEWING HIGHLY RECOMMENDED****

This charming three bedroom semi-detached period home, with a detached garage and enclosed grounds, enjoys a private position in a sought-after area of Eaglescliffe.

Beautifully presented, the accommodation comprises of an entrance porch, featuring a new front door, leading into a hallway. At the front of the property, the lounge is filled with natural light from a large bay window and benefits from a gas fireplace. The generously sized dining room, with a new window, flows into a contemporary kitchen fitted with high-gloss units, an integrated oven and hob, and space for washing and drying machines. At the rear, the third bedroom is currently used as a playroom but would also make an ideal study.

Upstairs, the generous landing leads to two large double bedrooms. The master bedroom features an attractive arched window, fitted wardrobes, and matching bedside drawers. The fully tiled family bathroom includes a separate bath and shower.

The property is gas centrally heated and double glazed throughout.

Externally this lovely home is enclosed by established shrubbery and walls, with access through private double gates. The front garden enjoys a south-facing lawn, while the side garden includes a lawn, patio area, and a long driveway leading to the detached garage and parking. To the rear, a private walled courtyard garden features a brick-built outhouse.

Located in the heart of Eaglescliffe, this home offers easy access to local shops, including Tesco Supermarket, as well as highly regarded primary and secondary schools. Eaglescliffe Train Station is less than a mile away, and the A66 provides excellent commuter links. Yarm's charming cobbled High Street, with its boutique shops, restaurants, and bars, is also within easy reach.

A fantastic opportunity to own a characterful period home in a prime location. Viewing is highly recommended.

£320,000



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HALL

LOUNGE

13'9" x 12'6" (4.19m x 3.81m)

DINING ROOM

12' x 11'11" (3.66m x 3.63m)

KITCHEN

17'9" x 9'3" (5.41m x 2.82m)

STUDY/BEDROOM THREE

9'3" x 8'8" (2.82m x 2.64m)

LANDING

BEDROOM ONE

14'9" x 11'4" (4.50m x 3.45m)

BEDROOM TWO

10'9" x 9'11" (3.28m x 3.02m)

BATHROOM

9'2" x 6'7" (2.79m x 2.01m)

WC

3'7" x 2'11" (1.09m x 0.89m)

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.



Tel: 01642 248248

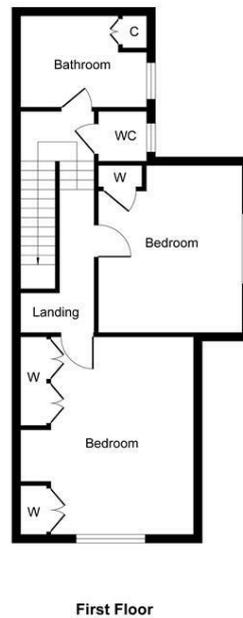
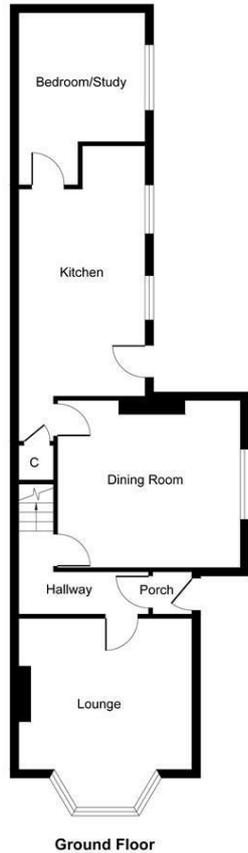
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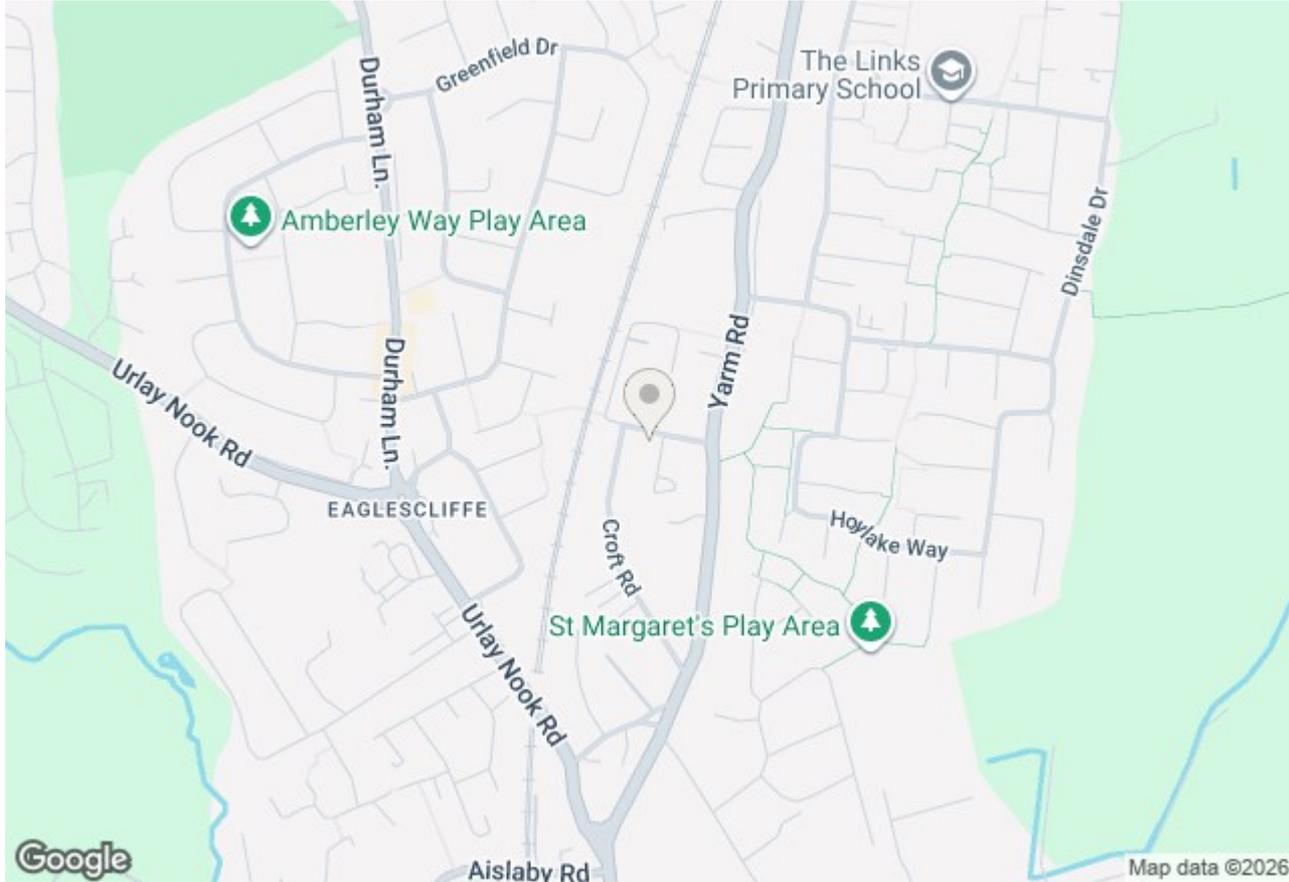


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWING

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

101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk

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