



Myrtle Road, Eaglescliffe, Stockton-On-Tees, TS16 0AP

Situated in the heart of Eaglescliffe, this three bedroom mid-terrace home offers excellent access to highly regarded primary and secondary schools, Preston Park, local shops, and a wide range of amenities.

The accommodation includes an entrance hall leading to a lounge featuring a bay window, and a kitchen/dining room fitted with a range of units. A convenient ground floor W/C completes the downstairs layout.

Upstairs, there are three good sized bedrooms and a family bathroom with a shower over the bath. The property benefits from gas central heating, with a boiler still under warranty, and double glazing throughout.

Outside, the front garden is lawned, while the westerly facing rear garden features a patio, lawn, and mature shrubbery offering a good degree of privacy.

With Eaglescliffe Train Station and the A66 nearby, this location is ideal for commuters. Yarm's popular cobbled High Street is also within easy reach, offering boutique shops, restaurants, and bars. This home will appeal to first-time buyers, families, and investors alike.

Asking Price £140,000



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HALL

LOUNGE

15'3" x 13'6" (4.65m x 4.11m)

KITCHEN/DINING ROOM

14'7" x 8'4" (4.45m x 2.54m)

DOWNSTAIRS WC

6'8" x 2'11" (2.03m x 0.89m)

LANDING

BEDROOM ONE

15'7" x 10'10" (4.75m x 3.30m)

BEDROOM TWO

11'8" x 8'4" (3.56m x 2.54m)

BEDROOM THREE

9'10" x 6'10" (3.00m x 2.08m)

BATHROOM

6'10" x 5'4" (2.08m x 1.63m)

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

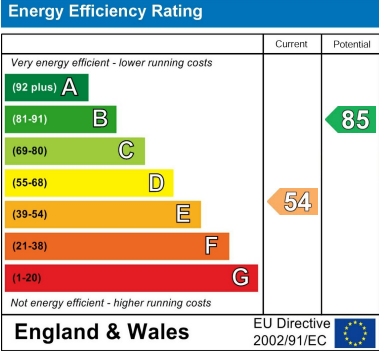




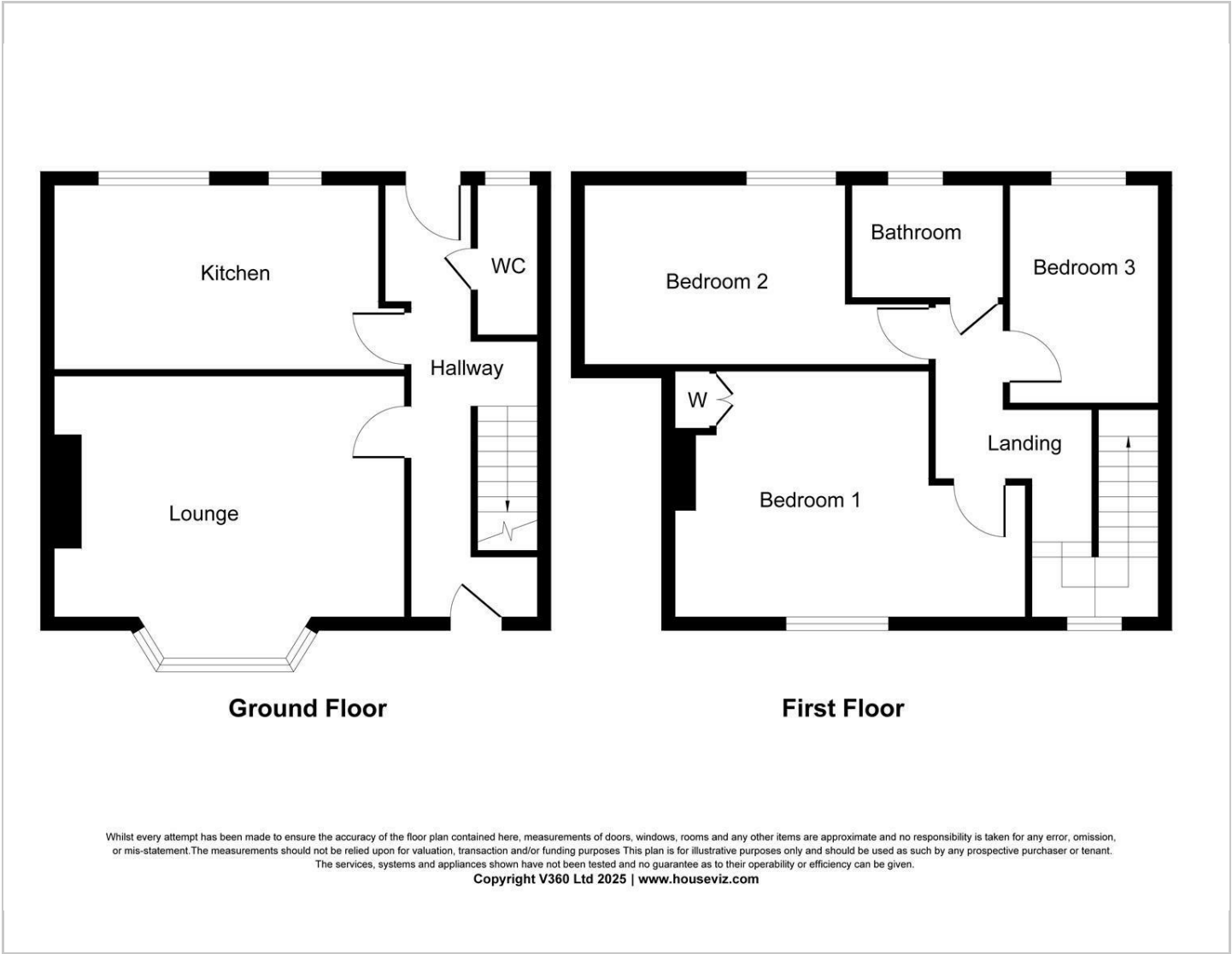
Map



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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