GowlandWhite

Burnmoor Drive, Eaglescliffe, TS16 0HT

Immaculately presented throughout, this superb three bedroom semi-detached home with detached garage offers stylish, versatile accommodation that is perfect for first-time buyers, young families, or those seeking additional work-from-home space. Enhanced by a thoughtfully converted loft room, ideal as a home office, playroom, or occasional hobby space, the property is located within the highly sought after Orchard Estate area of Eaglescliffe.

The accommodation is presented to an excellent standard and begins with an entrance hall leading into a comfortable front lounge. Double doors open through to the impressive kitchen/dining room. The kitchen is fitted with an excellent range of contemporary fitted units, incorporating integrated appliances including a double oven, induction hob, washing machine, and dishwasher. The dining area is perfectly positioned with French doors opening onto the rear garden, allowing plenty of natural light and seamless access to outdoor space.

To the first floor, the landing leads to a stylish modern family bathroom fitted with a white suite and shower over the bath, along with three well proportioned bedrooms, including a master bedroom with fitted wardrobes. From the landing, a fixed staircase rises to the converted loft room provide a spacious and highly versatile area with restricted head height, three windows that flood the space with natural light, and useful eaves storage.

The property also benefits from a combi gas central heating boiler and double glazing throughout.

Externally, the property continues to impress with a neat lawned front garden and ample off-road parking provided by a long driveway leading to the detached single garage. To the rear, the enclosed south-westerly facing garden has been designed for low maintenance and enjoys plenty of afternoon and evening sunshine, featuring a paved seating area and a large timber decked patio.

£205,000

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HALLWAY

LOUNGE
13'5" x 12'6" (4.09m x 3.81m)

KITCHEN/DINING ROOM
15'5" x 10'4" (4.70m x 3.15m)

LANDING

BEDROOM ONE
13'2" x 8'7" (4.01m x 2.62m)

BEDROOM TWO
9'2" x 9' (2.79m x 2.74m)

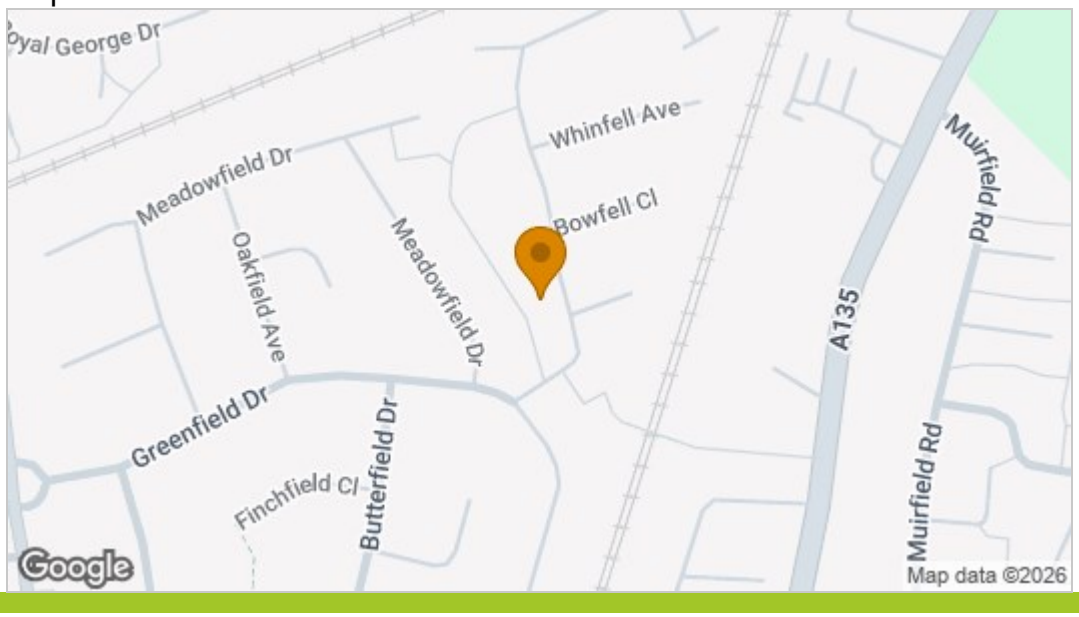
BEDROOM THREE
9'6" x 6'7" (2.90m x 2.01m)

LOFT ROOM
13'9" x 11'10" (4.19m x 3.61m)

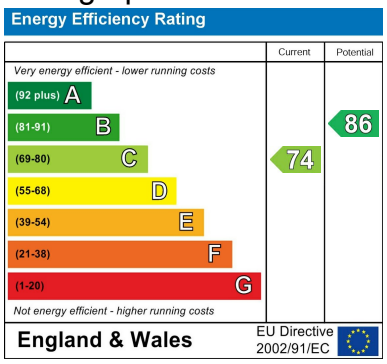
BATHROOM
6' x 5'11" (1.83m x 1.80m)

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.

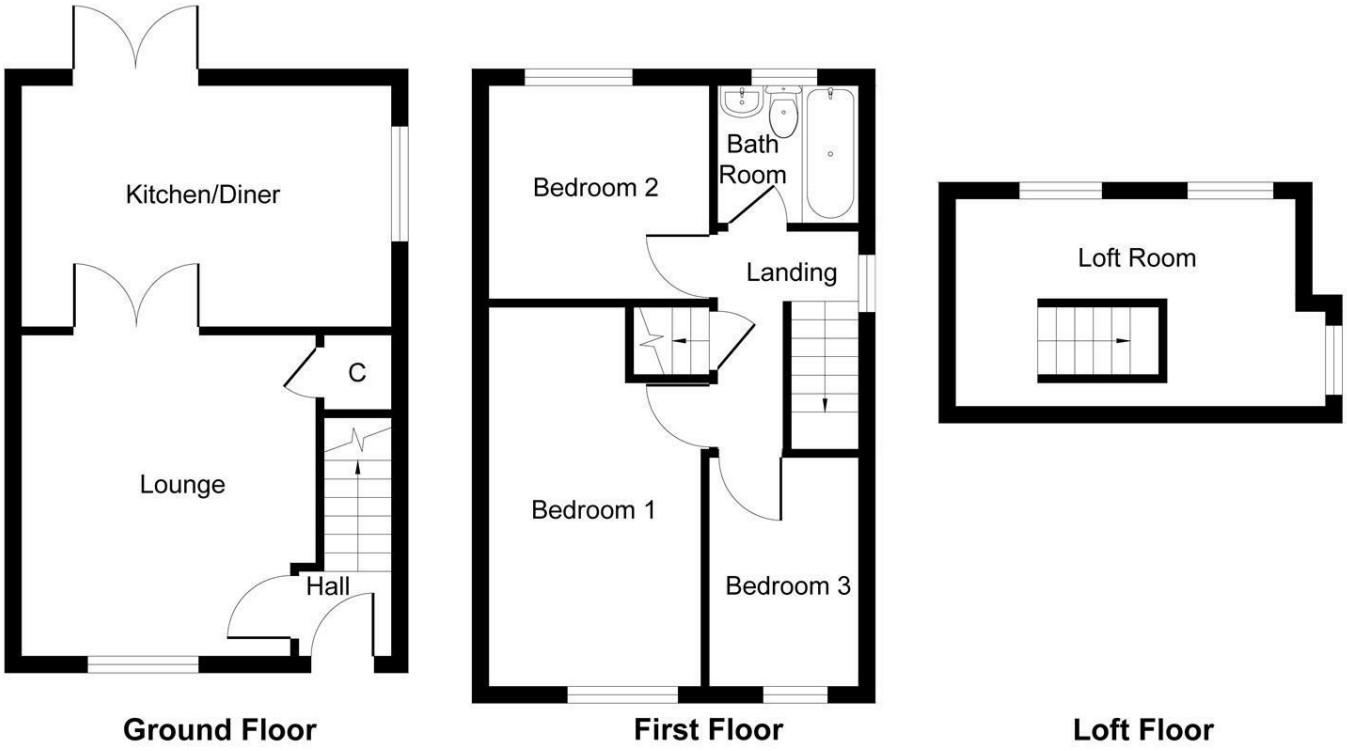
Map



EPC graph



Floor Plan



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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101 High Street, Yarm, TS15 9BB
Tel: 01642 248248 Email: yarm@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/