



## Goosepool Drive, Eaglescliffe, TS16 0GT

This well presented three bedroom semi-detached family home, complete with a detached garage, occupies a pleasant cul-de-sac position within a popular residential area of Eaglescliffe, making it an ideal purchase for first-time buyers and growing families.

Offering stylish and well planned accommodation throughout, the property opens into a entrance hall leading to a comfortable lounge. To the rear, the impressive kitchen/dining room is fitted with a comprehensive range of modern units and integrated appliances including a fridge/freezer, oven, hob, washing machine, and dishwasher. The dining area enjoys French doors opening onto the westerly facing rear garden, creating a wonderful space for both entertaining and relaxing while making the most of the evening sun. A convenient ground floor WC completes the downstairs accommodation.

To the first floor, the property offers three well proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes and a stylish en-suite shower room. A contemporary family bathroom with shower over bath serves the remaining bedrooms. The property is warmed by gas central heating and is double glazed throughout.

Externally, the property offers a neat lawned garden to the front, off-road parking to the side leading to the detached garage, and an attractive rear garden featuring a patio area, lawn, and built-in seating which ideal for outdoor dining and family enjoyment.

Perfectly positioned for convenience, the property lies within easy reach of highly regarded primary and secondary schools, Yarm High Street, and its excellent selection of shops, cafés, bars, and restaurants. Orchard Shops, Tesco supermarket, and local bus routes are also close by, while Allens West train station and the A66 provide excellent transport links across the North East.

£220,000



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## HALLWAY

## LOUNGE

13'9" x 12'2" (4.19m x 3.71m)

## KITCHEN/DINING ROOM

15'5" x 9'4" (4.70m x 2.84m)

## DOWNSTAIRS WC

6'1" x 3'5" (1.85m x 1.04m)

## LANDING

## BEDROOM ONE

10'1" x 9'2" (3.07m x 2.79m)

## ENSUITE

5'7" x 5'5" (1.70m x 1.65m)

## BEDROOM TWO

10'10" x 8'7" (3.30m x 2.62m)

## BEDROOM THREE

11'7" x 6'7" (3.53m x 2.01m)

## BATHROOM

6'9" x 5'6" (2.06m x 1.68m)

## AML PROCEDURE

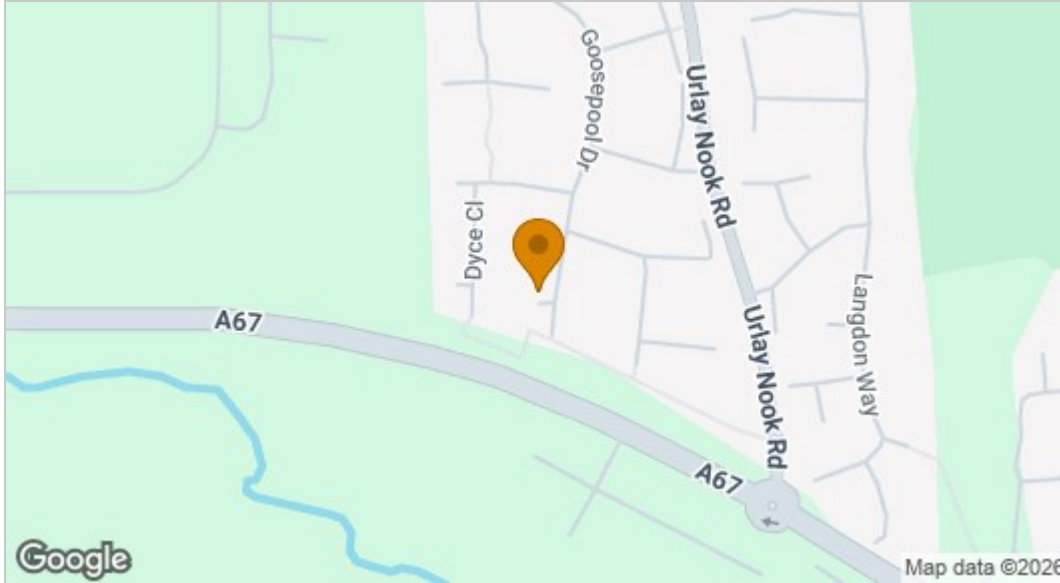
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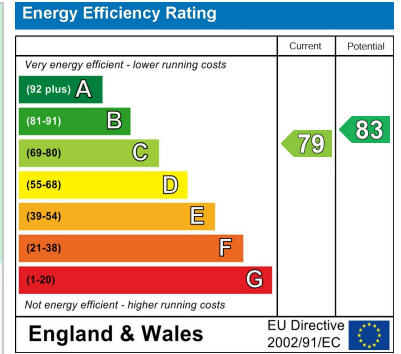




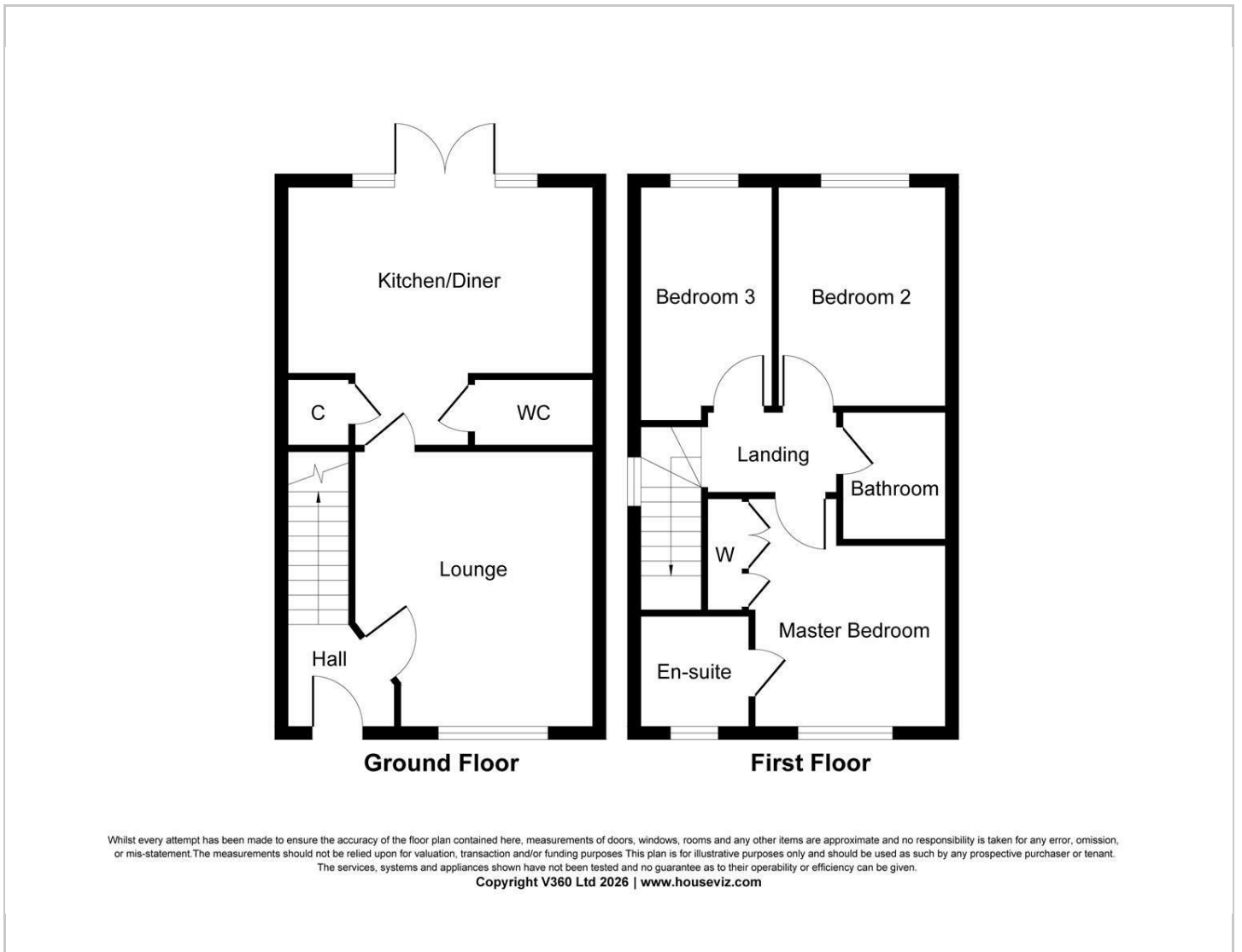
## Map



## 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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