



## 9 West View Close , Eaglescliffe, TS16 0DS

AVAILABLE NOW - SORRY NO SMOKERS

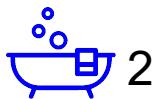
Discover the perfect family home in this charming 4-bedroom detached property, ideally situated in a great location with fantastic transport links. Set in close proximity to reputable schools, this residence offers both comfort and convenience.

The ground floor welcomes you with a well-designed layout. A welcoming hallway leads to a convenient downstairs WC, ensuring practicality for both residents and guests. The spacious lounge features double doors that open onto a delightful dining area, providing an ideal space for entertaining and relaxation. A highlight of the property is the well-equipped kitchen, complete with integrated oven/hob and dishwasher.

Moving to the first floor, a landing leads to four bedrooms. The master bedroom comes with an en-suite for added privacy. Completing the first floor accommodation is a family bathroom that includes a corner bath and

£1,100

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- 4 BEDROOM
- EXCELLENT TRANSPORT LINKS
- ELECTRIC CHARGING POINT
- DETACHED PROPERTY
- SPACIOUS LOUNGE
- DETACHED GARAGE
- GREAT LOCATION
- MODERN KITCHEN

HALLWAY

DOWNSTAIRS WC

3'4" x 5'7" (1.02 x 1.70)

LOUNGE

18'2" x 13'0" (5.54 x 3.96)

DINING ROOM

7'6" x 12'3" (2.29 x 3.73)

KITCHEN

12'6" x 8'5" (3.81 x 2.57)

EN SUITE

4'9" x 9'9" (1.45 x 2.97)

BEDROOM TWO

9'9" x 8'8" (2.97 x 2.64)

BEDROOM THREE

9'2" x 6'2" (2.79 x 1.88)

BEDROOM FOUR

7'9" x 6'2" (2.36 x 1.88)

GARAGE

STAIRS/LANDING

MASTER BEDROOM

10'3" x 10'9" (3.12 x 3.28)



Directions



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	