



## Newsam Crescent, Eaglescliffe, Stockton-On-Tees, TS16 0EB

Offered for sale with NO ONWARD CHAIN, this three bedroom mid terraced home is located in a sought after area of Eaglescliffe and is ideal for first time buyers and families alike. The property provides generous living space throughout, along with a south facing rear garden.

The ground floor features an entrance hallway, a lounge with a large bay window and feature fireplace, a spacious kitchen/dining room, and a convenient downstairs shower room. Upstairs, there are three double bedrooms and a family bathroom.

Externally, the home benefits from a driveway to the front. The rear garden offers a patio area, a gravelled section, and a useful brick-built storage building.

Perfectly positioned and overlooking a small green area, the property is within easy reach of Yarm High Street, with its range of shops, cafés, and restaurants. It also enjoys close proximity to Tesco, local bus routes, Eaglescliffe Train Station, and the A66, providing excellent transport links throughout the North East.

£150,000





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## HALL

## LOUNGE

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

## KITCHEN/DINING ROOM

14'10" x 9'4" (4.52m x 2.84m)

## SHOWER ROOM

6'11" x 3' (2.11m x 0.91m)

## LANDING

## BEDROOM ONE

15' x 11' (4.57m x 3.35m)

## BEDROOM TWO

13'6" x 9'5" (4.11m x 2.87m)

## BEDROOM THREE

10'11" x 8' (3.33m x 2.44m)

## BATHROOM

8'2" x 5'5" (2.49m x 1.65m)

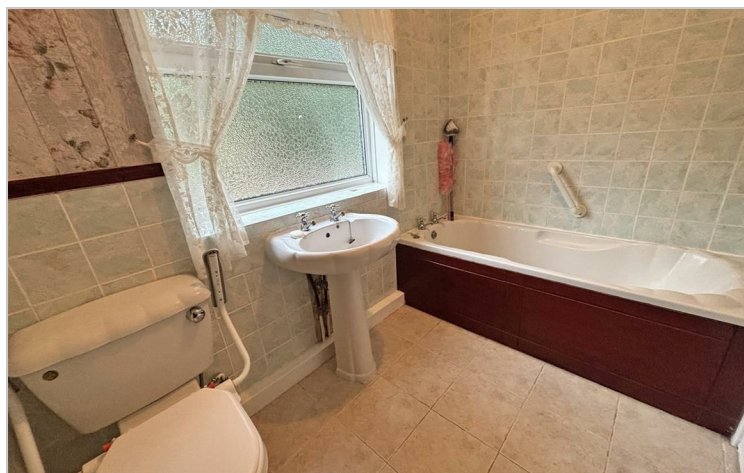
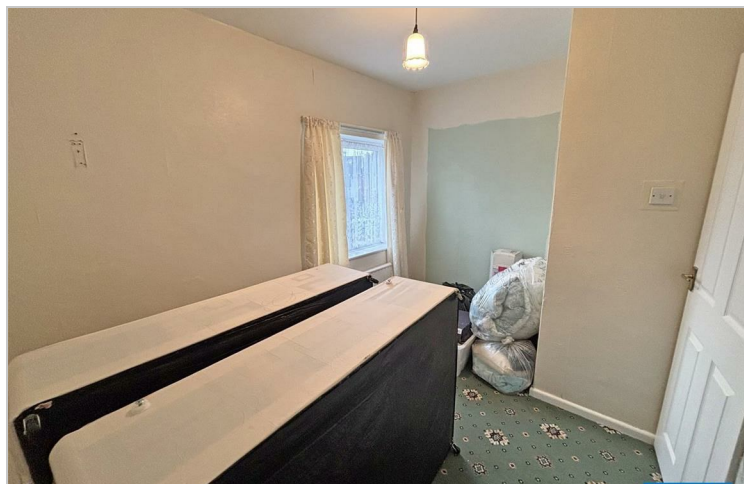
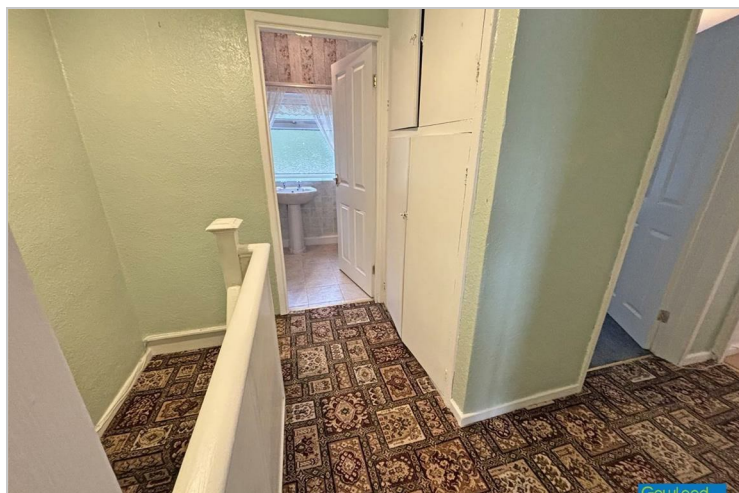
## AML PROCEDURE

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.



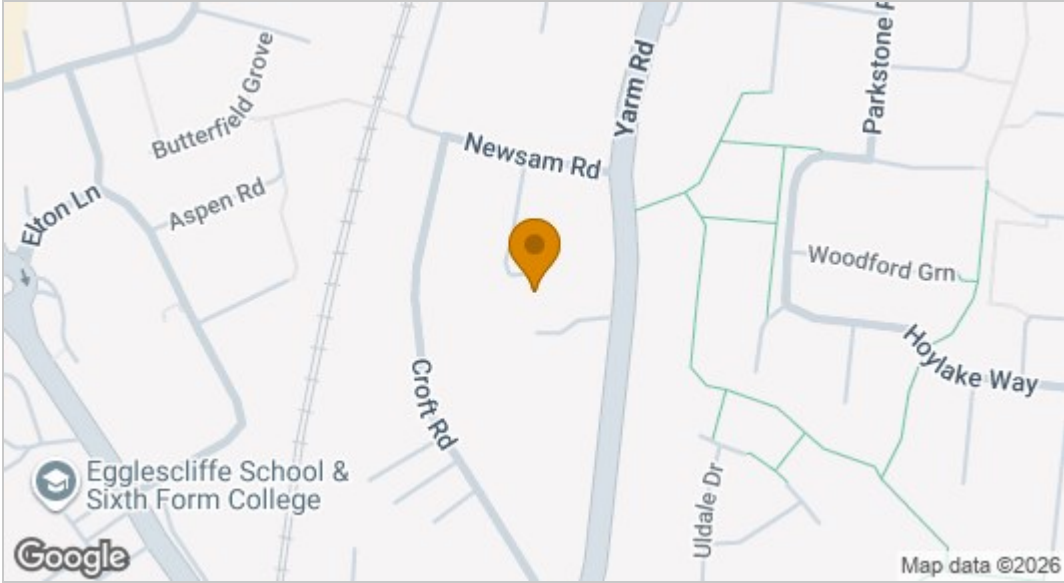
Tel: 01642 248248



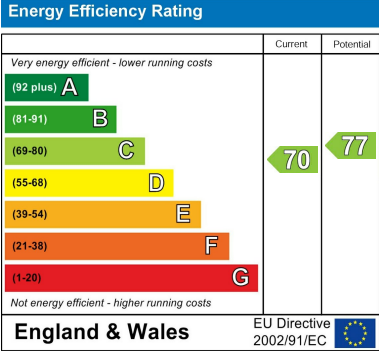




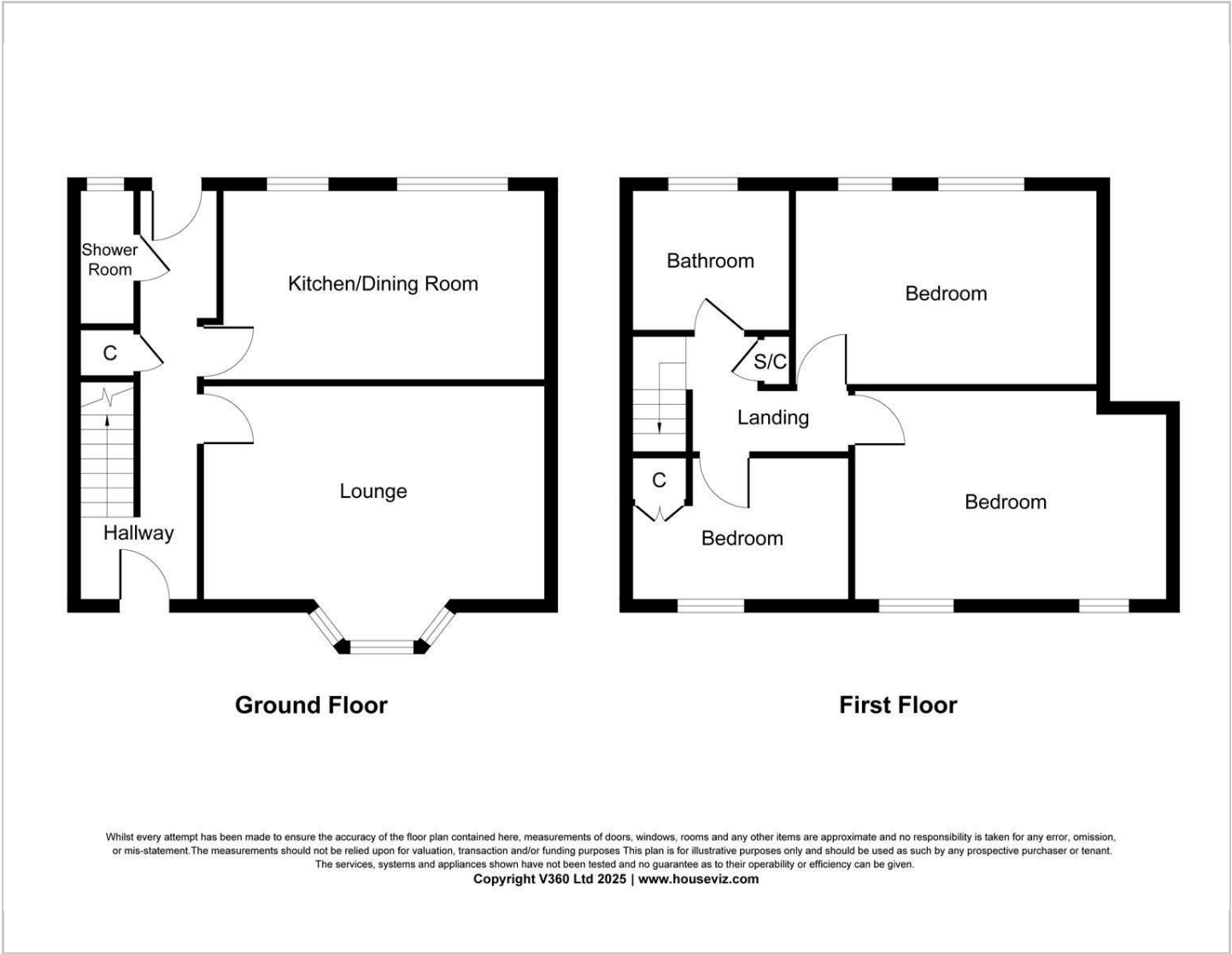
Map



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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