



GowlandWhite

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



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)

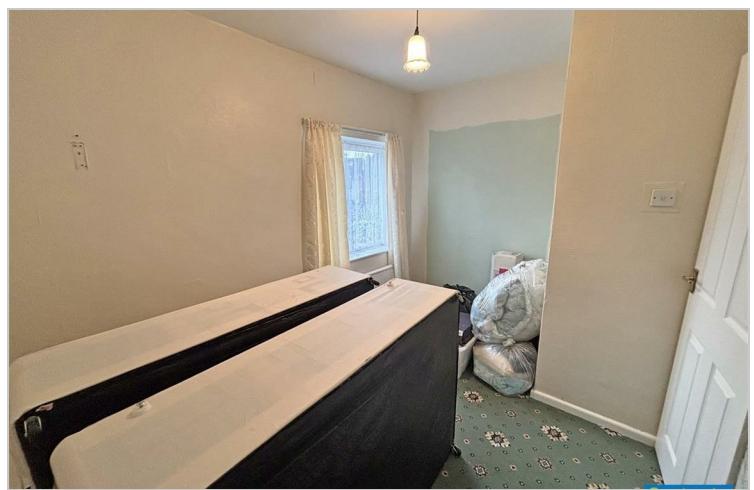
BATHROOM

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

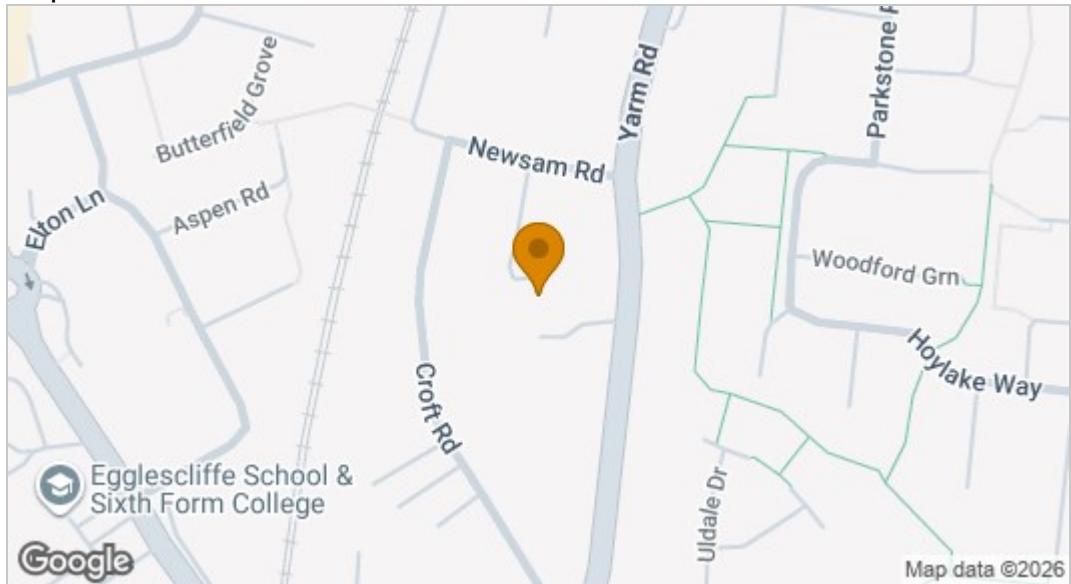
AML PROCEDURE

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.





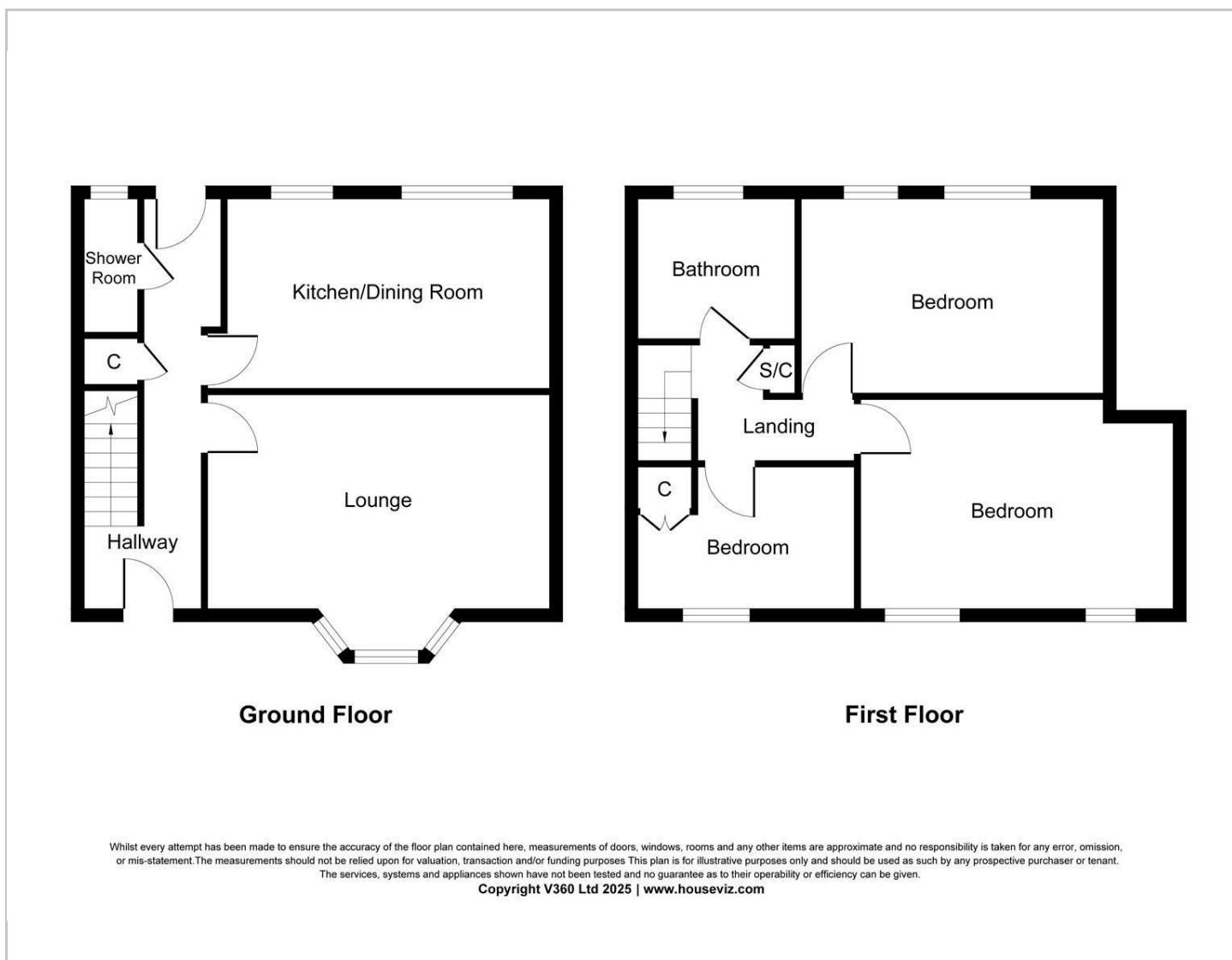
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	77
EU Directive 2002/91/EC			

Floor Plan



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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.