



Sunningdale Drive, Eaglescliffe, TS16 9EA

Situated on the Sunningdale estate in Eaglescliffe, this one bedroom ground floor apartment offers comfortable and easy living. The accommodation includes an inviting hall, spacious lounge, kitchen, a generous double bedroom and a bathroom. The property benefits from gas central heating and double glazed windows throughout.

Externally, there are garden areas to both the front and rear, while a shared drive leads to off road parking for added convenience. Its excellent location offers easy access to local shops and amenities, Yarm High Street, along with strong transport connections including nearby bus routes, Eaglescliffe train station and the A66.

This apartment presents an ideal opportunity for first time buyers, downsizers or investors. As a lettings agent, we are also happy to offer advice should you wish to explore letting this property.

Offers In The Region Of £70,000



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HALL

LOUNGE

14'6" x 11'9" (4.42m x 3.58m)

KITCHEN

8'2" x 6'7" (2.49m x 2.01m)

BEDROOM ONE

9'11" x 9'3" (3.02m x 2.82m)

BATHROOM

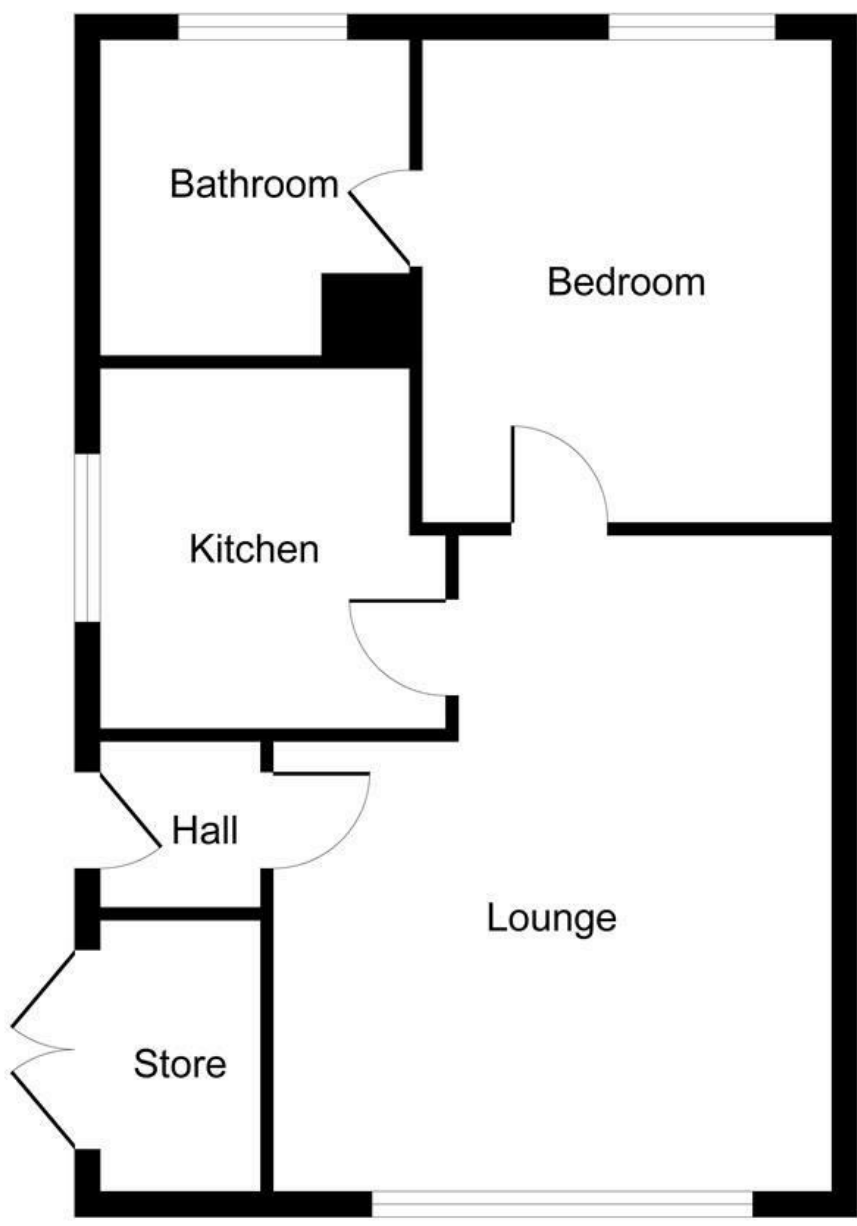
7'2" x 7' (2.18m x 2.13m)

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.



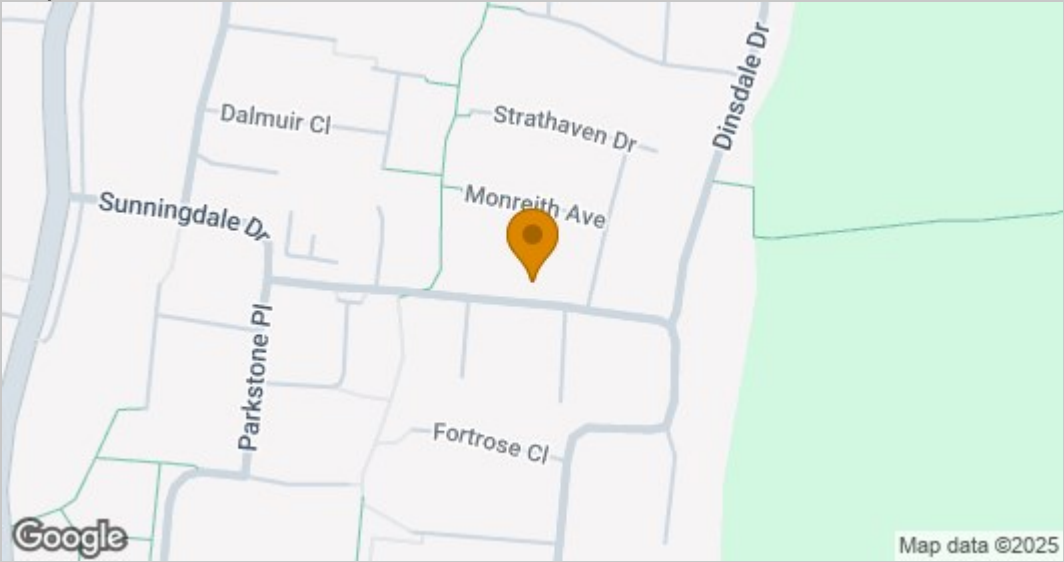
Floor Plan



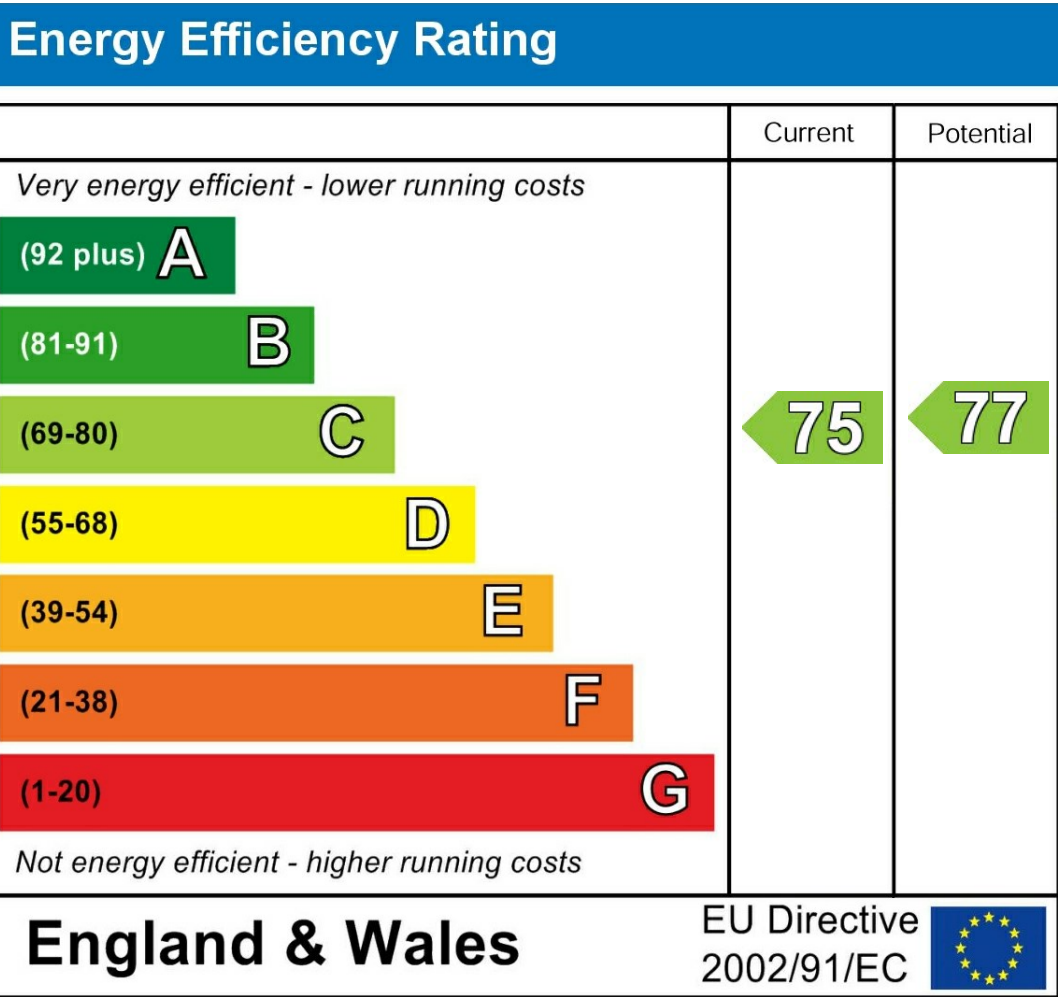
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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Map



EPC graph



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.