



## Leicester Way, Eaglescliffe, TS16 0LP

An extended detached family home occupying a plot at the head of a cul-de-sac, benefiting from both side and rear gardens. Situated within a popular residential area of Eaglescliffe, this property is ideally located close to Yarm High Street, renowned for its excellent selection of cafés, bars, restaurants, and boutique shops, and is within walking distance of Egglecliffe Secondary School.

The accommodation briefly comprises an entrance hall, a generous lounge opening through to a dining room with French doors, and a well equipped kitchen fitted with a comprehensive range of Shaker-style units and integrated appliances, including a dishwasher, five ring gas hob, oven, and fridge freezer. A useful utility room with access to the rear garden and a ground floor shower room/WC add to the practicality of the home. The sun room, accessed from the dining room, features French doors opening onto the patio, creating an ideal space for relaxing or entertaining.

To the first floor, there are three bedrooms, with the master benefiting from fitted wardrobes, along with a family bathroom.

Externally, the property offers ample off-road parking via an extended driveway. The gardens to the side and rear feature lawned areas, a paved patio, and a timber decked terrace, perfect for outdoor enjoyment and enjoying the open views.

The area is well served for transport links, with Eaglescliffe Train Station offering direct services to Darlington, York, Newcastle, and London, making it ideal for commuters.

**£225,000**



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## HALLWAY

## LOUNGE

15'11" x 10' (4.85m x 3.05m)

## KITCHEN

12'1" x 12'1" (3.68m x 3.68m)

## DINING ROOM

16'4" x 7'5" (4.98m x 2.26m)

## CONSERVATORY

13'3" x 7'6" (4.04m x 2.29m)

## UTILITY ROOM

9'3" x 4'4" (2.82m x 1.32m)

## SHOWER ROOM

6'8" x 3'11" (2.03m x 1.19m )

## LANDING

## BEDROOM ONE

10'2" x 9'3" (3.10m x 2.82m)

## BEDROOM TWO

10' x 9'8" (3.05m x 2.95m)

## BEDROOM THREE

7'4" x 6'6" (2.24m x 1.98m)

## BATHROOM

5'9" x 5'4" (1.75m x 1.63m)

## AML PROCEDURE

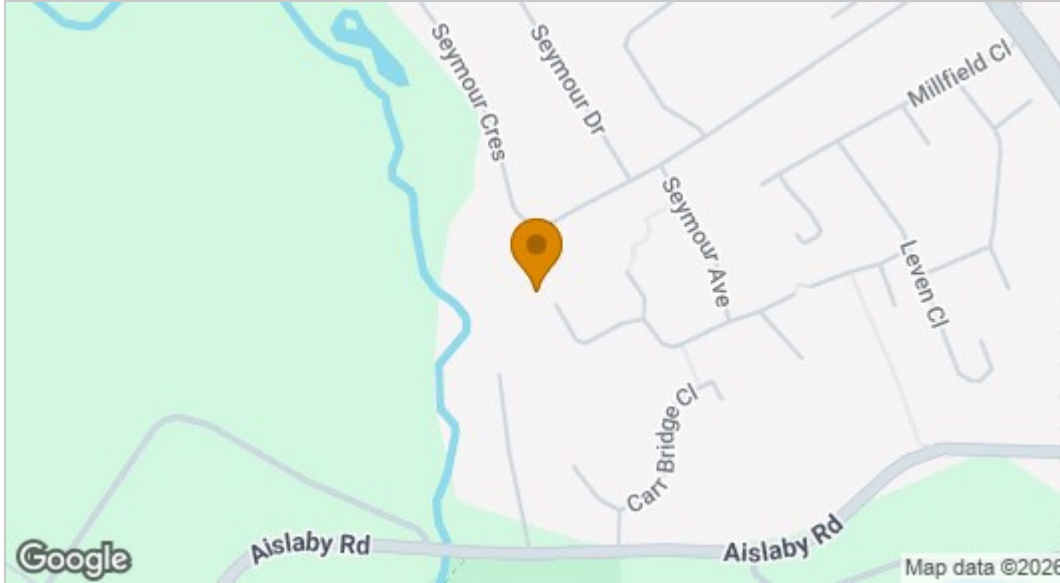
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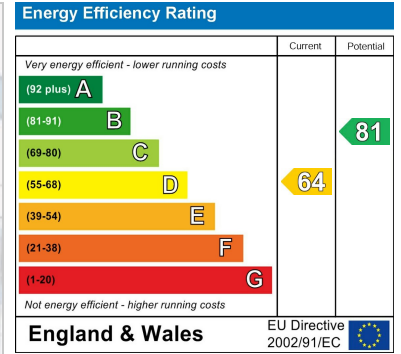




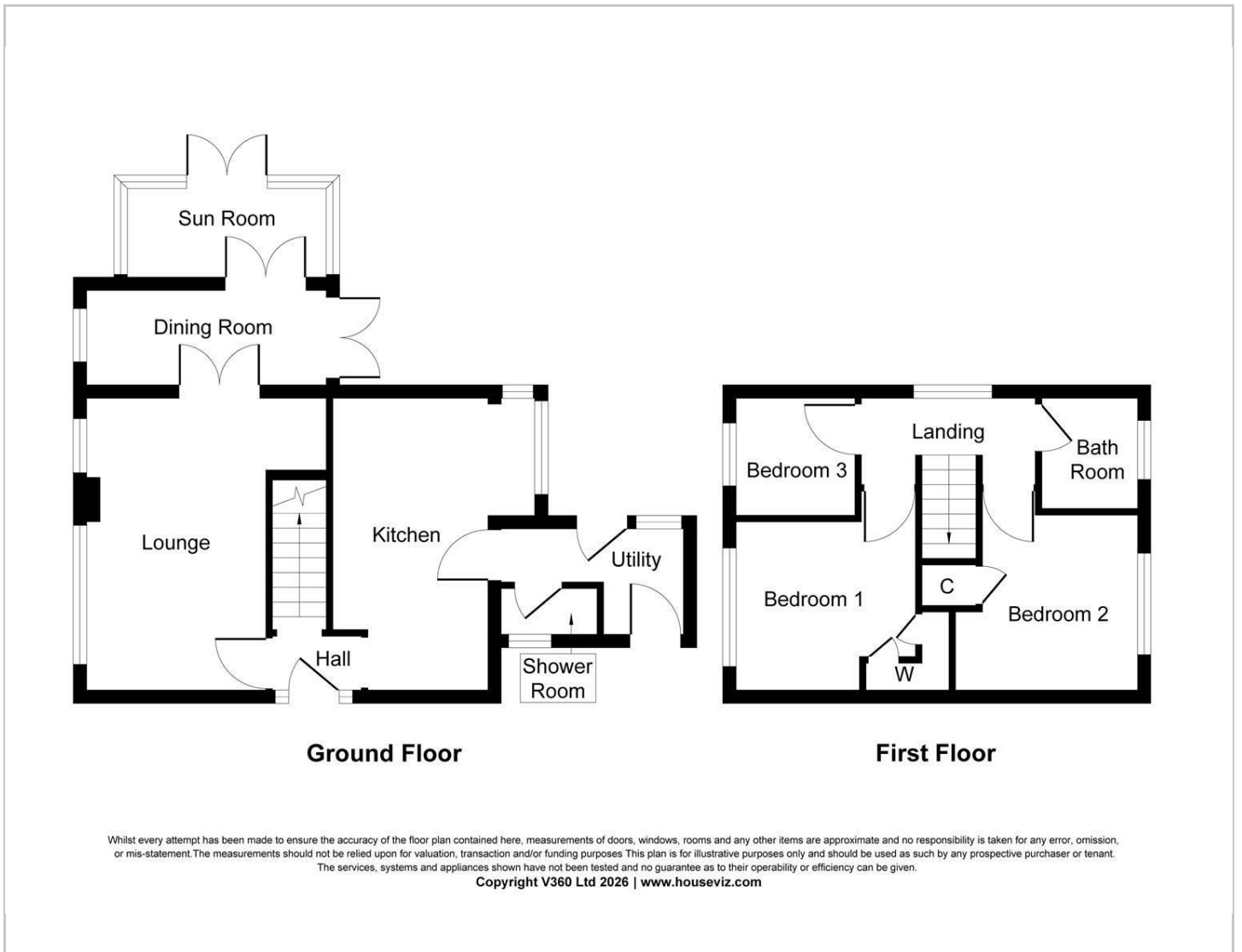
## Map



## 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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