



Gowland  
White

## Albert Road, Eaglescliffe, TS16 0DA

Situated in desirable Old Eaglescliffe, this period semi-detached property provides generous living space and an abundance of original character, featuring high ceilings, a deep bay window, a large rear garden, parking and detached garage.

The accommodation is arranged over three levels and offers a practical layout well suited to family living. A vestibule and hall leads into the bay fronted lounge, which features a period style fireplace, while a separate dining room sits to the middle of the house, also with bay window.. To the rear there is a 20' kitchen/breakfast room, again with a bay window, and leading through to a useful utility room fitted with custom made cupboards and a Belfast sink, providing good everyday functionality and access towards the garden.

On the first floor there are four bedrooms arranged around the landing together with a family bathroom fitted with a shower over the bath, a separate WC and an additional shower room, helping ease the demands of a busy household. There is a fixed staircase to a loft room.

The property retains a number of original features including internal doors and benefits from gas central heating. It has clearly been well cared for but would now benefit from general updating, offering buyers an excellent opportunity to modernise to their own taste while making the most of the generous room sizes and traditional layout.

Externally the site is larger than many others in this area. The front garden is beautifully presented and a long side driveway offers space to park several cars. It leads to a 15' x 15'4" large single garage, understood to have been stables originally. The rear garden is definitely a space that will be loved by families - currently overgrown but still failing to hide its enormous appeal.

Located close to excellent schools, Eaglescliffe Golf Club, the train station, and within easy reach of Yarm's vibrant High Street, this home blends character, space and convenience in a highly desirable setting.

£525,000



VESTIBULE

HALLWAY

LOUNGE

16'1" x 14'9" (4.90m x 4.50m)

SITTING ROOM

15' x 14'1" (4.57m x 4.29m)

KITCHEN

20'6" x 9'11" (6.25m x 3.02m)

UTILITY ROOM

10'2" x 7'5" (3.10m x 2.26m)

LANDING

BEDROOM ONE

15" x 11'11" (4.57m x 3.63m)

BEDROOM TWO

13'9" x 10'10" (4.19m x 3.30m)

BEDROOM THREE

12'11" x 9'11" (3.94m x 3.02m)

BEDROOM FOUR

10' x 6'7" (3.05m x 2.01m)

BATHROOM

6'10" x 6'8" (2.08m x 2.03m)

WC

SHOWER ROOM

7'2" x 6'10" (2.18m x 2.08m)

LOFT ROOM

18'2" x 9'9" (5.54m x 2.97m)

3 OUT HOUSES AND GARAGE

15'4" x 15' (4.67m x 4.57m)

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.

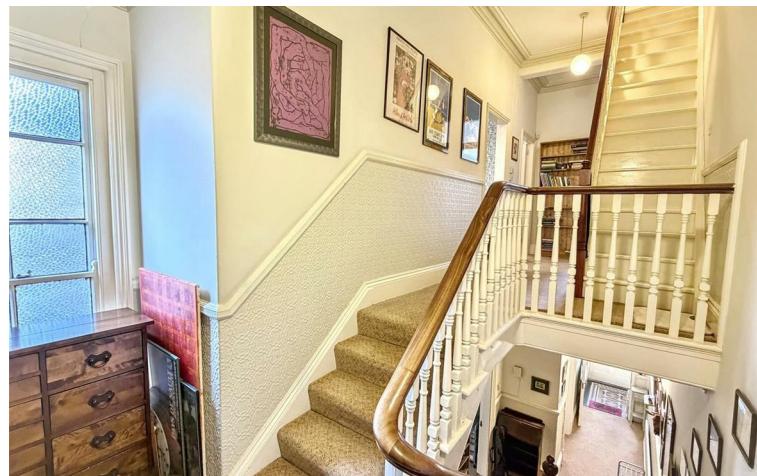


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## 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.

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