



Railway Cottages, Eaglescliffe, Stockton-On-Tees, TS16 0JL

Just a few minutes' walk from Yarm's historic cobbled High Street, this distinctive four bedroom detached family home offers a rare opportunity in one of the area's most desirable locations. With the oldest part of the property dating back to 1845, it carries a wonderful sense of character, complemented by later additions that provide a generous garage and further bedrooms. With highly regarded schools close by, Eaglescliffe train station within a five minute drive and attractive riverside walks on the doorstep.

The ground floor begins with a welcoming hall leading into a bright lounge featuring a large bay window. To the rear, the kitchen/dining room offers a family space and opens into a conservatory, which provides access to the enclosed West facing patio garden. From here, a door leads into the impressive oversized garage, capable of accommodating up to four cars and fitted with an electric door - ideal for secure parking, storage or hobbies.

Upstairs, the landing serves four bedrooms, three of which are comfortable doubles. The master bedroom benefits from its own en-suite bathroom with both a bath and a separate shower, while the main family bathroom offers a further bath. The home is gas centrally heated, mostly double glazed and, as advised by the sellers, benefits from a recently installed Worcester boiler.

The property presents an exciting opportunity for buyers looking to personalise a home to their own taste. Homes in this location rarely come to market, making this a compelling prospect for those seeking charm and convenience in the heart of Yarm.

£295,000



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HALL

LOUNGE

15'5" x 11'5" (4.70m x 3.48m)

KITCHEN/DINING ROOM

15'7" x 8'1" (4.75m x 2.46m)

CONSERVATORY

9'8" x 8'9" (2.95m x 2.67m)

LANDING

BEDROOM ONE

19'6" x 11'9" (5.94m x 3.58m)

ENSUITE

10'4" x 6' (3.15m x 1.83m)

BEDROOM TWO

12'4" x 10'5" (3.76m x 3.18m)

BEDROOM THREE

12'10" x 10'7" (3.91m x 3.23m)

BEDROOM FOUR

8'4" x 7'2" (2.54m x 2.18m)

BATHROOM

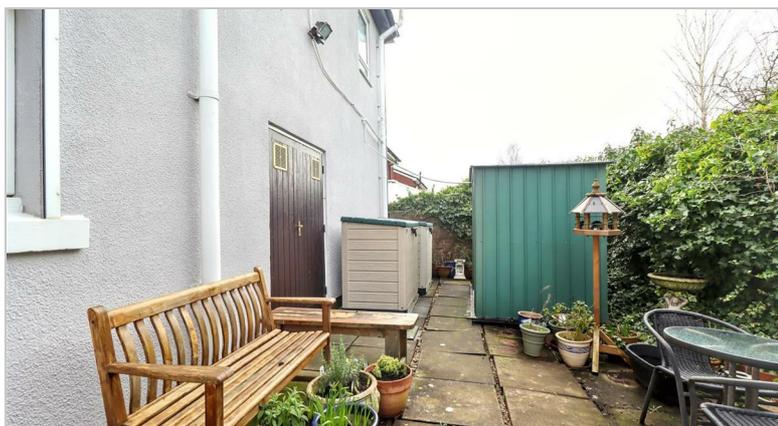
8'11" x 7'5" (2.72m x 2.26m)

AML PROCEDURE

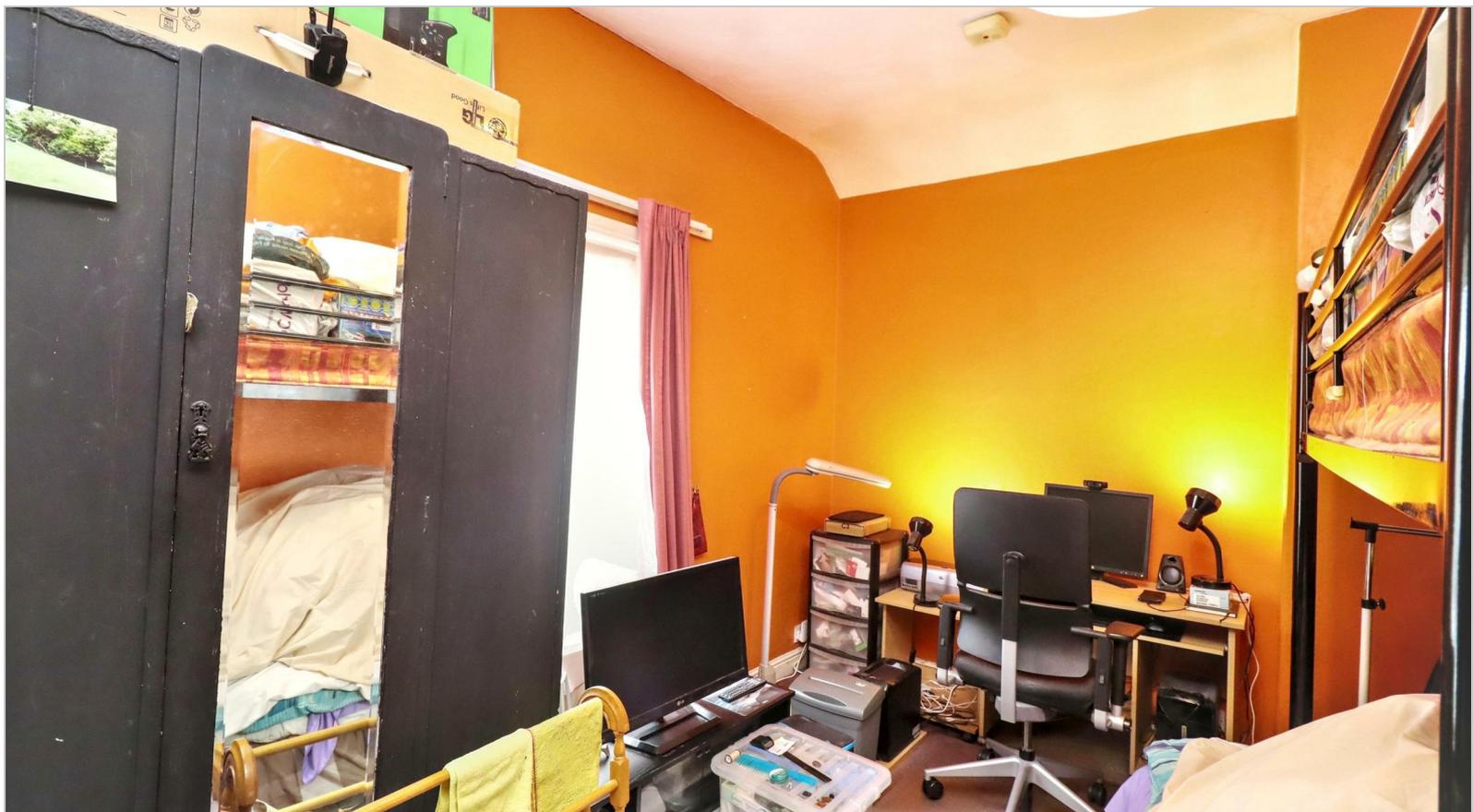
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

GARAGE

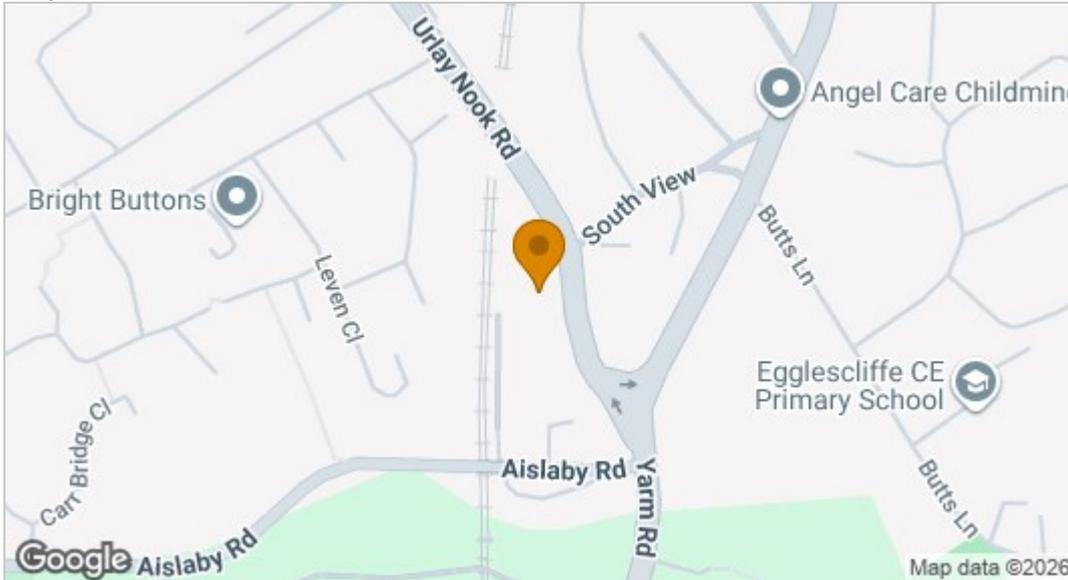
22'11" x 19'6" (6.99m x 5.94m)



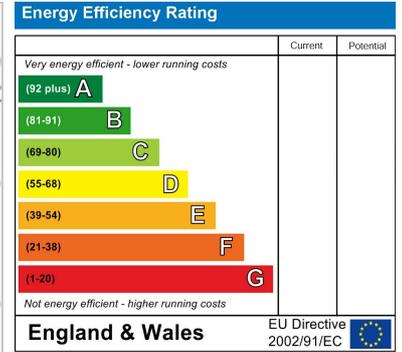




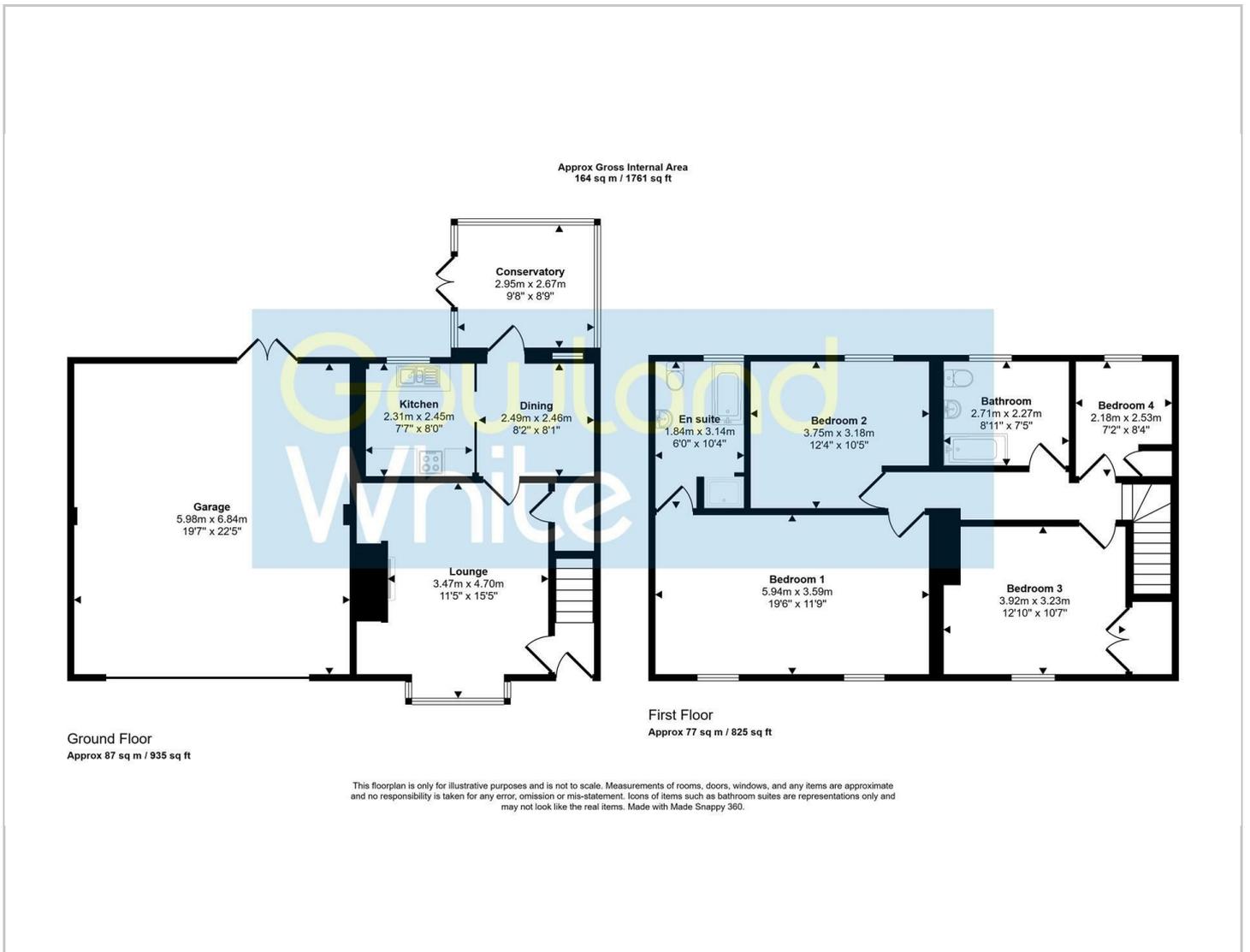
Map



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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