



Whinfell Avenue, Eaglescliffe, TS16 0HY

****UNEXPECTEDLY BACK TO MARKET****

This well presented 3 bedroom semi-detached house with detached garage is ideally located in the Orchard Estate area of Eaglescliffe, offering easy access to local schools, Orchard Shops, Tesco Supermarket, and Yarm High Street, with its wide variety of shops, cafes, bars and restaurants. The A66 and Allens West Train Station are nearby, providing excellent commuter links across the North East.

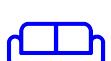
The ground floor includes a spacious lounge with an electric fireplace, and a kitchen/dining room featuring fitted units, integrated oven and electric hob, and French doors leading to the rear garden. Upstairs, there are three bedrooms, with the master benefiting from built-in wardrobes, and a family bathroom with a shower over the bath.

The property is double glazed, with gas central heating (boiler replaced in 2021) and a boarded loft with a power supply. D

Externally, the front garden is lawned with established shrubbery, and a long driveway leads through gates to the detached garage. The rear garden has been thoughtfully designed to offer a variety of spaces, including a lawn, patio, and decking area.

This property is an ideal choice for first time buyers and families, thanks to its prime location and excellent local amenities.

£165,000

 3  1  1 

HALL

LOUNGE

15'10" x 11'6" (4.83m x 3.51m)

KITCHEN/DINING ROOM

14'7" x 8'1" (4.45m x 2.46m)

LANDING

BEDROOM ONE

14' x 8'3" (4.27m x 2.51m)

BEDROOM TWO

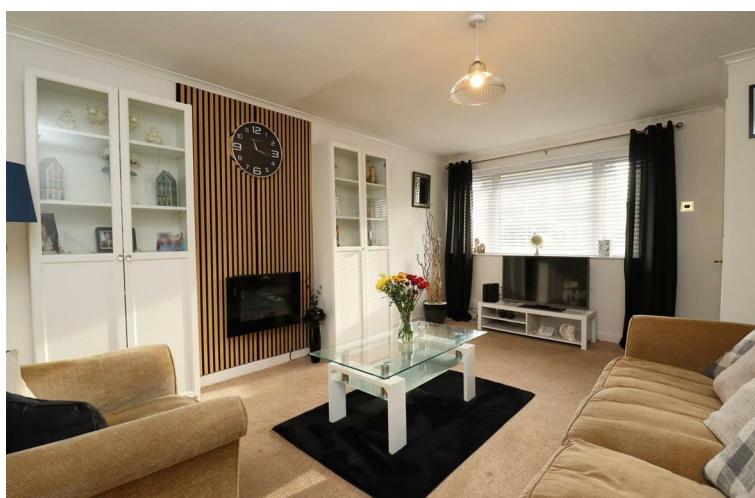
10' x 8'1" (3.05m x 2.46m)

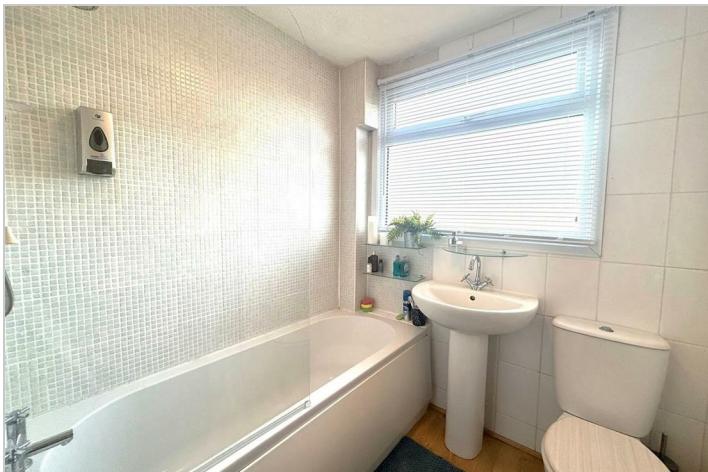
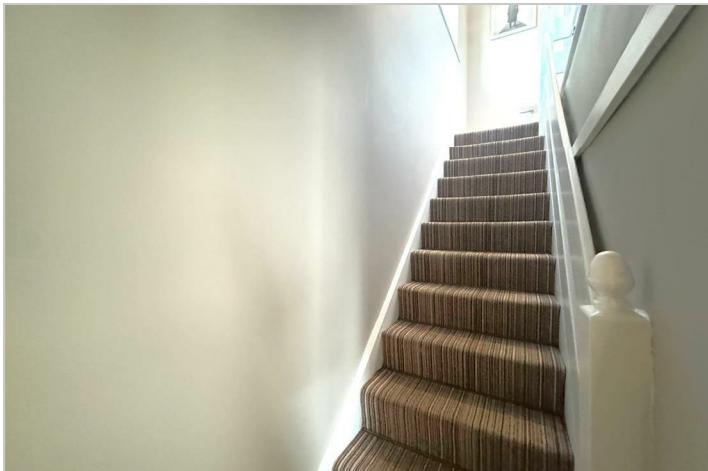
BEDROOM THREE

7'6" x 6' (2.29m x 1.83m)

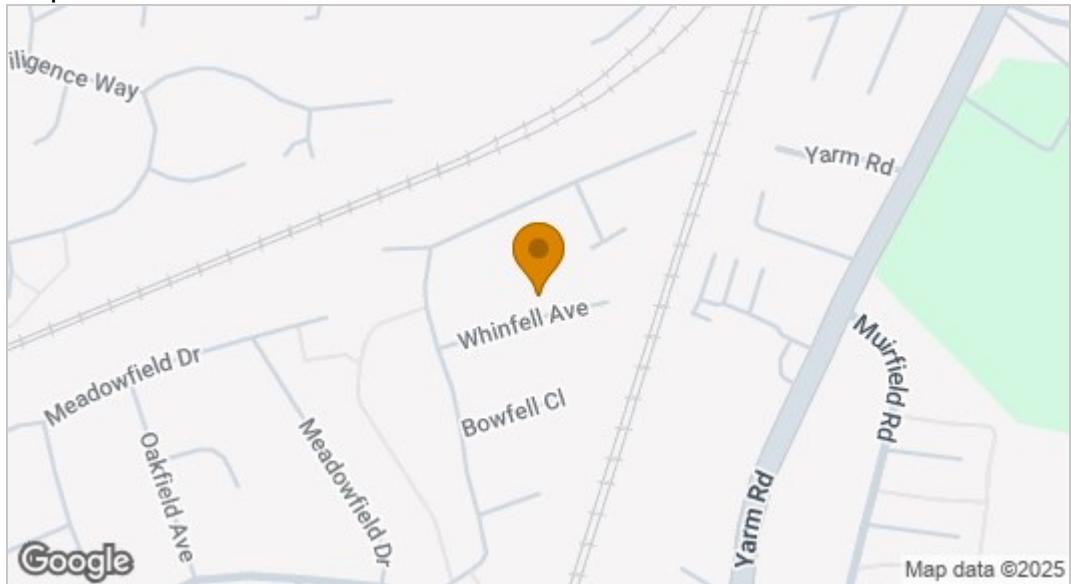
BATHROOM

6' x 5'9" (1.83m x 1.75m)





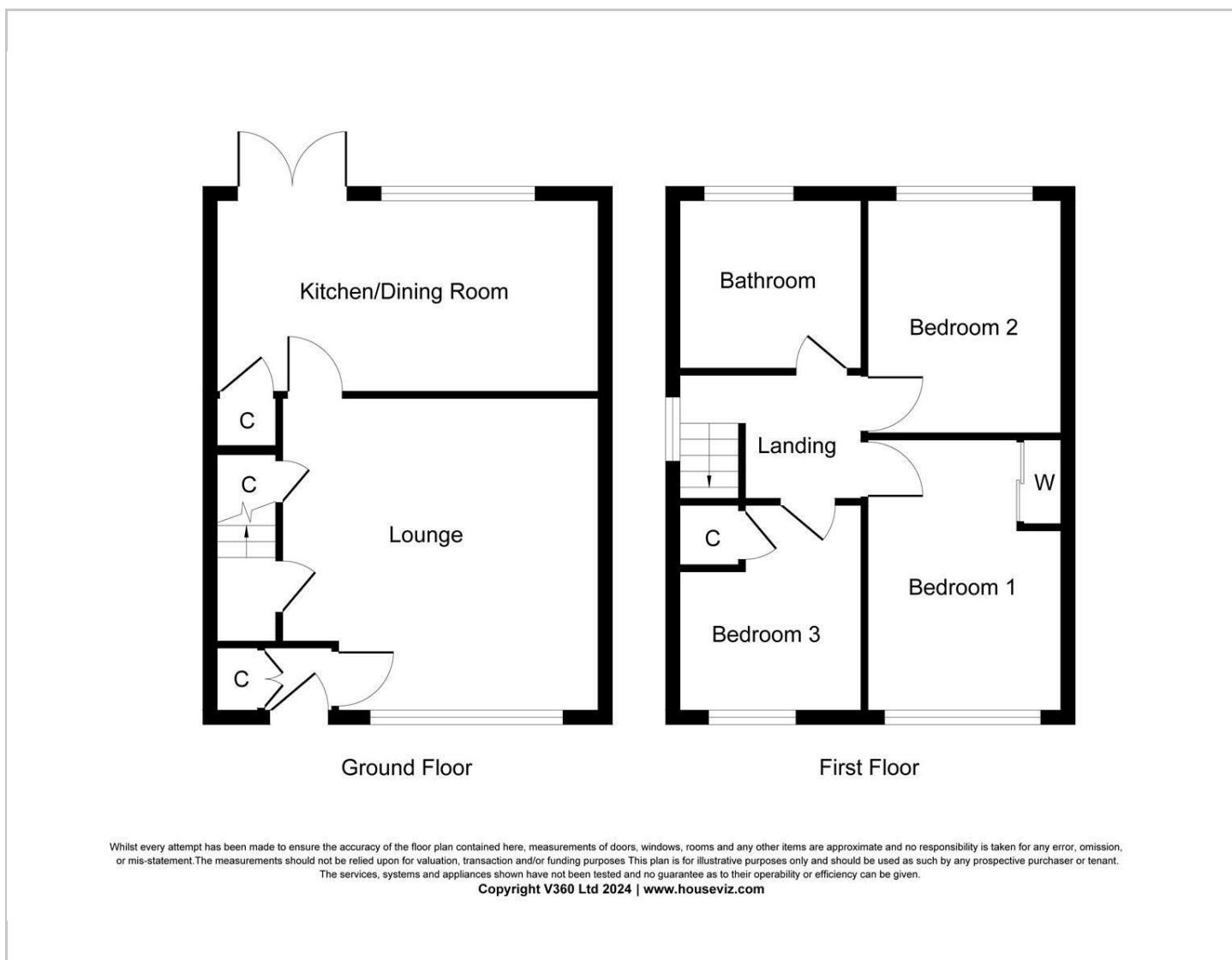
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			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.

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