



## Wear Crescent, Eaglescliffe, Stockton-On-Tees, TS16 0JP

This wonderfully presented, extended two bedroom semi-detached house with detached garage, driveway, and landscaped rear garden is positioned in the popular location of Eaglescliffe.

The accommodation begins with a hall leading to a spacious lounge/dining room featuring a modern fireplace with a gas fire and double doors opening to a large full-width extension at the rear of the property. The refitted kitchen and breakfast room enjoy ample natural light from a large garden facing window and two skylights. The kitchen boasts a range of shaker style units and integrated appliances, including a fridge/freezer, oven, and induction hob. Additionally, the owners are open to selling the property with the furnishings included.

Upstairs, you will find two double bedrooms with one of the bedrooms benefitting from two windows and a recess housing a built-in wardrobe. The stylish bathroom, refitted in 2019, features a shower with a screen over the bath, completing the living space. D

Externally, the front of the property enjoys a lawned garden and a double-width driveway leading to the detached garage, which has an electrical power supply. A highlight of this property is the large, low-maintenance landscaped garden at the rear, which includes access to the garage and an outdoor tap. Additionally, the owners have secured an optional rental agreement with the local railway company for extra garden space at just £34.00 per annum.

Situated in a convenient location, this home is within easy reach of Yarm High Street, offering an excellent range of shops, cafes, and restaurants. The property is also well positioned for access to Tesco Supermarket, Orchard Shops, and local bus routes. Allens West Train Station and the A66 are close by, providing good transport links to various locations around the North-East.

**£165,000**



HALL

LOUNGE/DINING ROOM

19'9 x 9'6 < 11' (6.02m x 2.90m < 3.35m)

KITCHEN/BREAKFAST ROOM

16'7 x 15'8 (5.05m x 4.78m)

LANDING

BEDROOM ONE

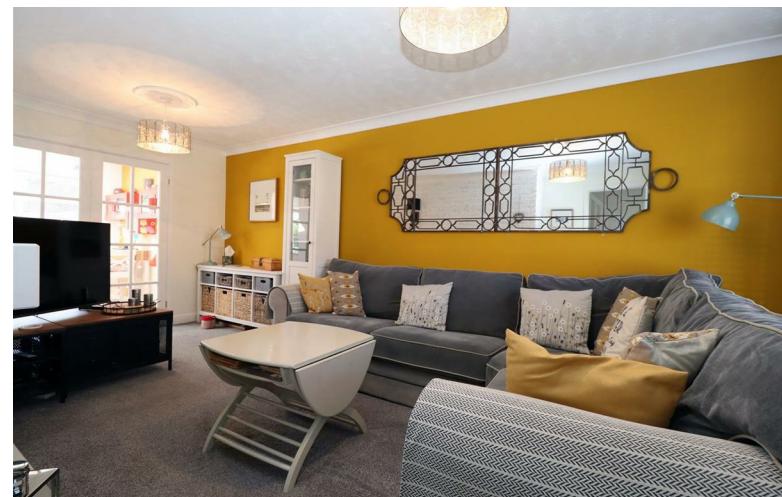
8'11 x 14'2 (2.72m x 4.32m)

BEDROOM TWO

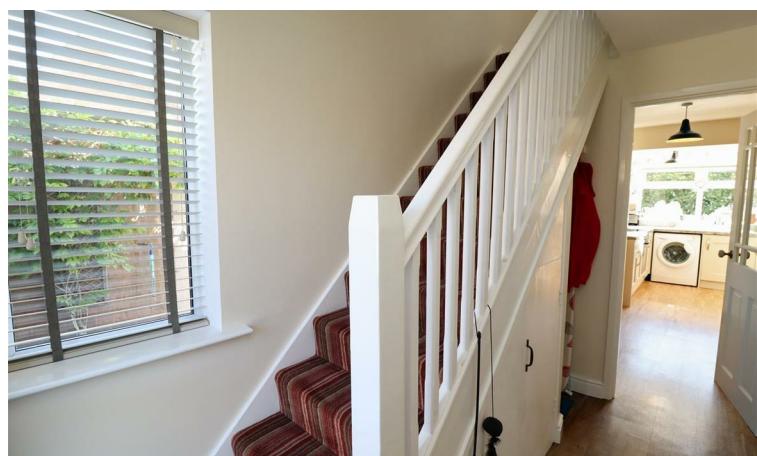
9'7 x 10'1 (2.92m x 3.07m)

BATHROOM

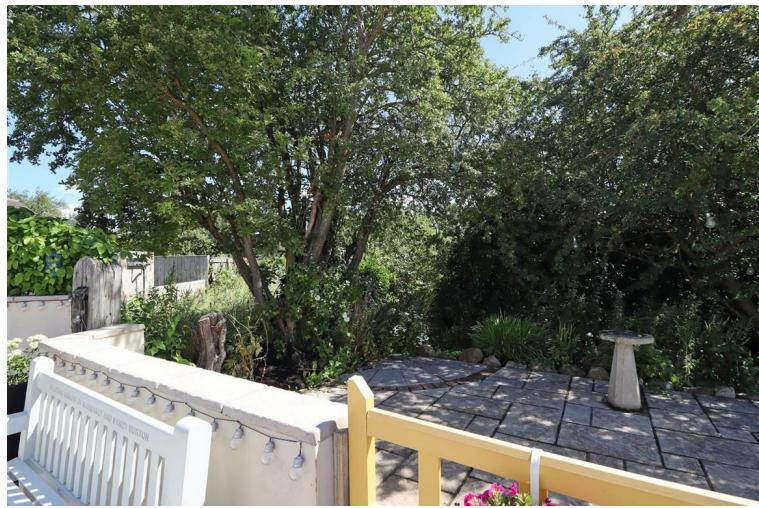
6'8 x 6'2 (2.03m x 1.88m)



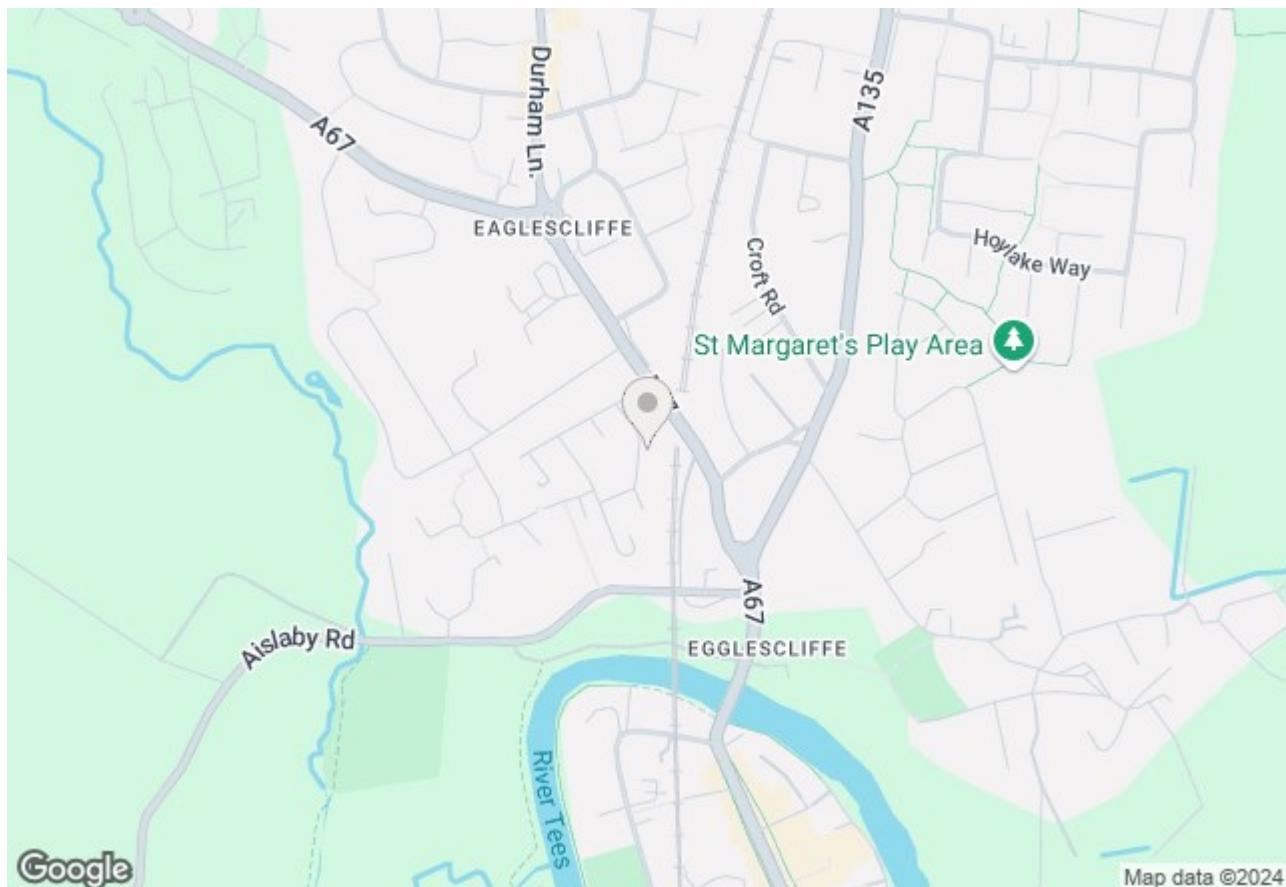
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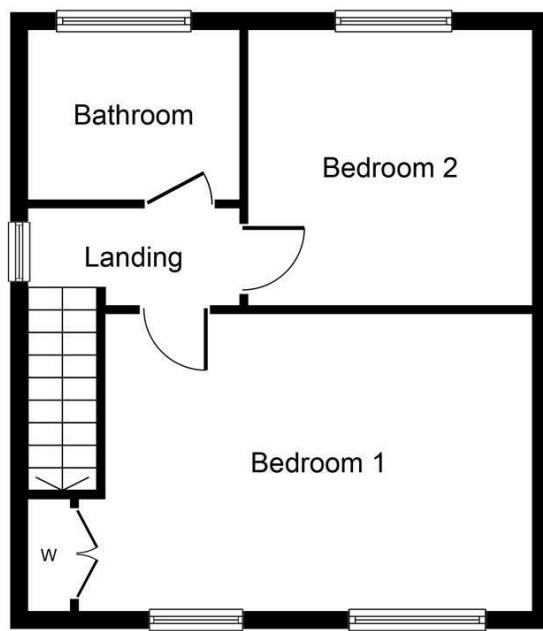
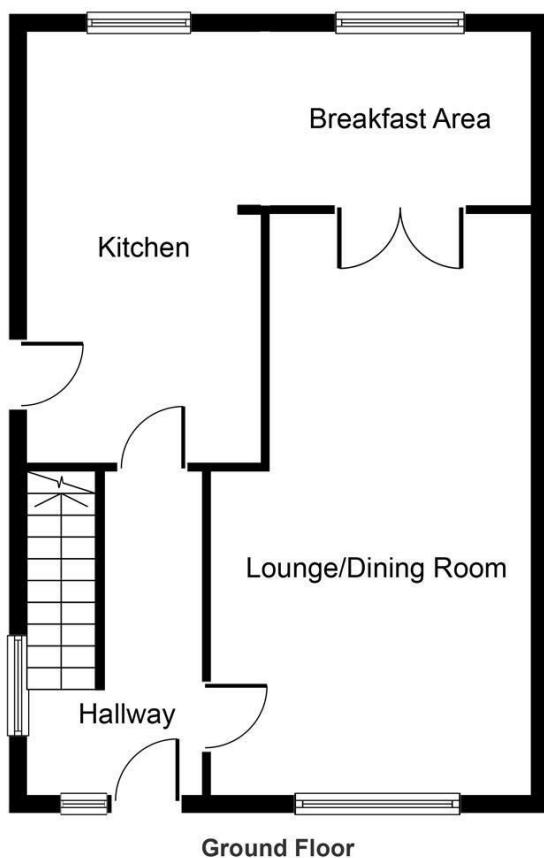
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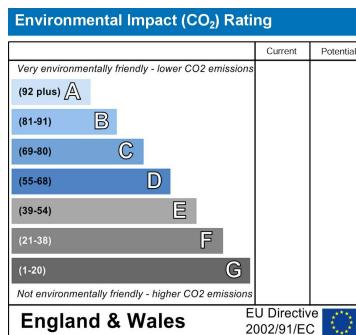
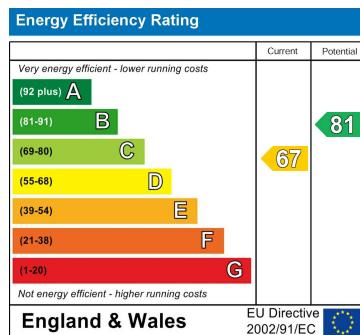
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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Tel: 01642 248248

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## VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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101 High Street, Yarm, TS15 9BB  
[yarm@gowlandwhite.co.uk](mailto:yarm@gowlandwhite.co.uk)

Tel: 01642 248248