



Meadowfield Drive, Eaglescliffe, TS16 0HG

Located in the highly regarded Orchard Estate area of Eaglescliffe, this three bedroom semi-detached property with garage offers an exciting opportunity for buyers looking to create a personalised family home.

The accommodation begins with a porch leading into a hallway. The spacious lounge features a gas fireplace and opens through double doors into a kitchen and dining area. The kitchen is fitted with a range of units, including a peninsula island, and is complemented by a useful utility room with additional storage and a convenient WC. The dining area leads into a conservatory that enjoys views over the rear garden.

Upstairs, there are three well proportioned bedrooms and a family bathroom with a shower over the bath. The home benefits from gas central heating and double glazing throughout. Security shutters are fitted to the rear for added peace of mind.

Outside, the front garden is laid to lawn with mature borders, and a block-paved driveway provides off-road parking for multiple vehicles, leading to the garage. The rear garden is designed for low maintenance, featuring a patio, lawn, planted borders, and a timber shed.

Ideally positioned for families and commuters alike, the property is within easy reach of local schools, Orchard shops, Tesco supermarket, and Yarm High Street with its wide selection of shops, cafés, bars and restaurants. Excellent transport links are available via the A66 and nearby Allens West train station, providing convenient connections across the North East.

£195,000



Meadowfield Drive, Eaglescliffe, TS16 0HG

HALL

LOUNGE

15'4" x 13'3" (4.67m x 4.04m)

KITCHEN/DINING ROOM

16'6" x 8'2" (5.03m x 2.49m)

UTILITY ROOM

7'1" x 6'9" (2.16m x 2.06m)

DOWNSTAIRS WC

5'8" x 2'5" (1.73m x 0.74m)

CONSERVATORY

9'9" x 8'3" (2.97m x 2.51m)

LANDING

BEDROOM ONE

12'4" x 9'9" (3.76m x 2.97m)

BEDROOM TWO

11'5" x 9'9" (3.48m x 2.97m)

BEDROOM THREE

7'10" x 6'7" (2.39m x 2.01m)

BATHROOM

7'7" x 6'4" (2.31m x 1.93m)

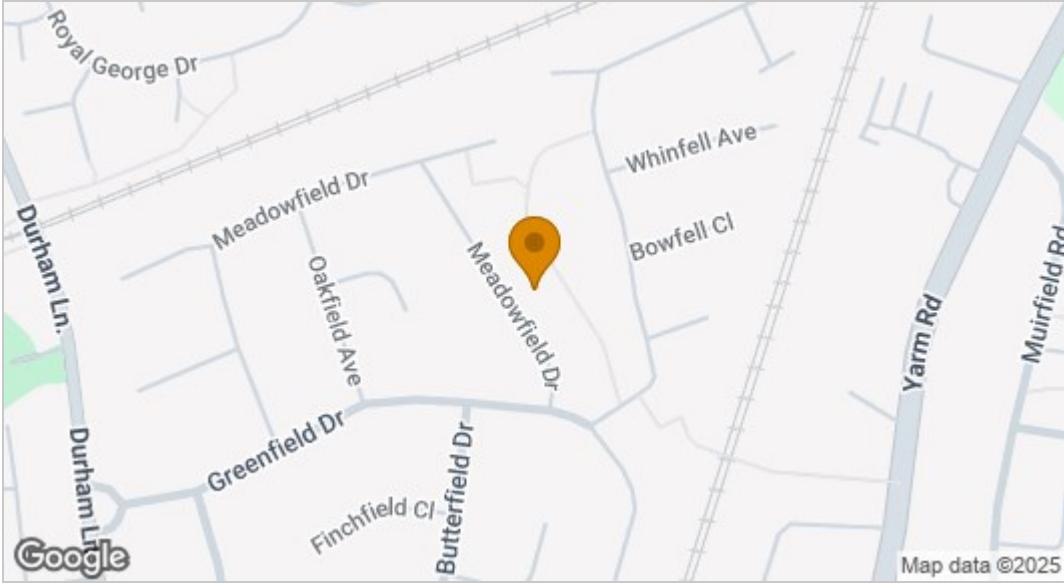
AML PROCEDURE

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.

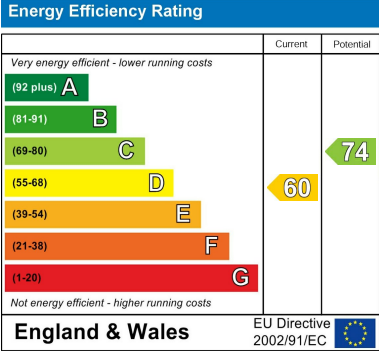




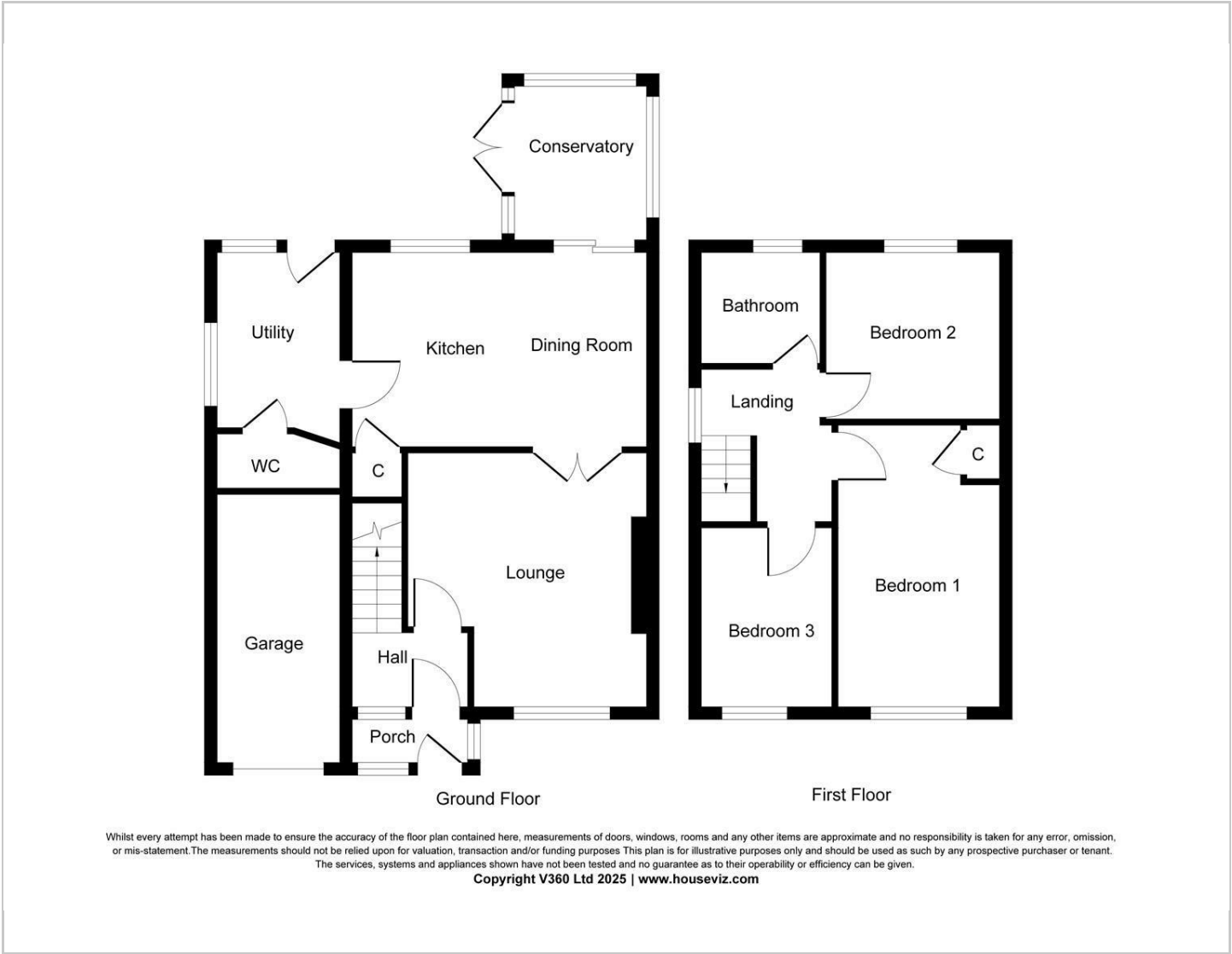
Map



EPC graph



Floor Plan



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.