



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



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)

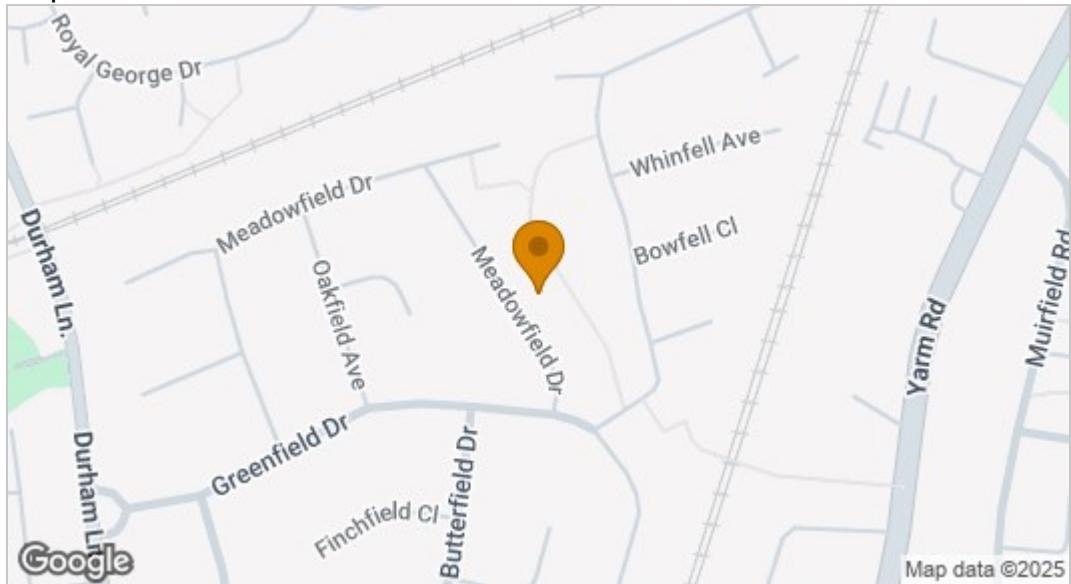
AML PROCEDURE

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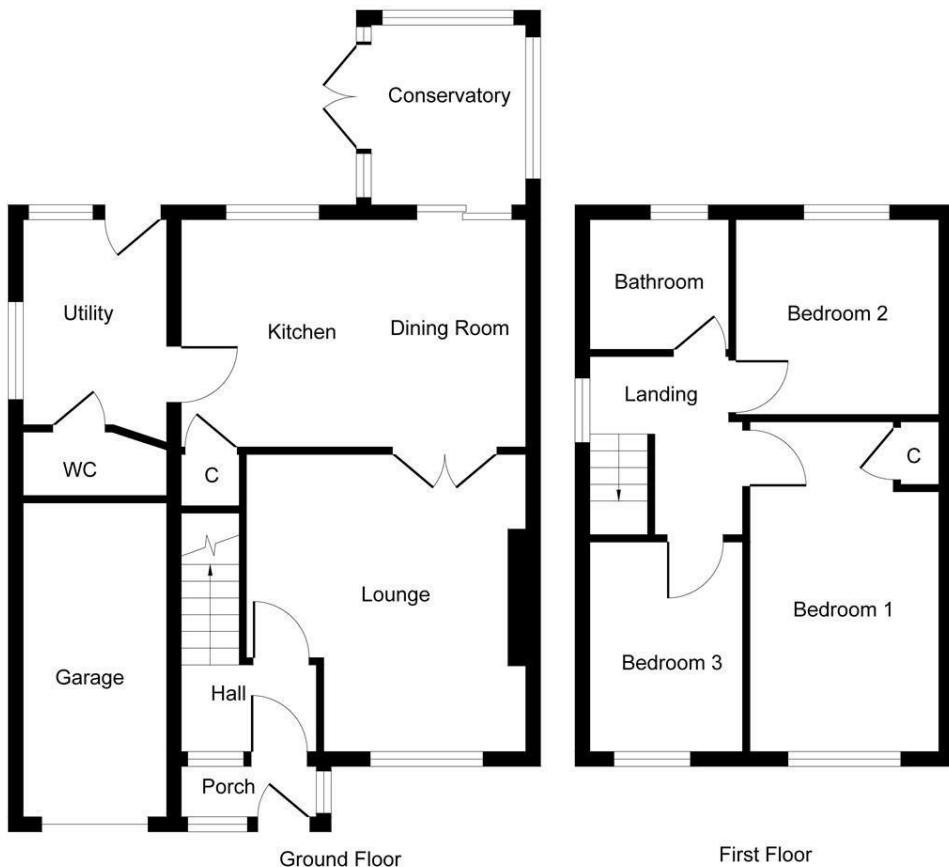
Map



EPC graph

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		60	74
EU Directive 2002/91/EC			

Floor Plan



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.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING

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