



Burnmoor Drive, Eaglescliffe, TS16 0HZ

Offered with NO CHAIN and located in a cul-de-sac position in the popular Orchard area of Eaglescliffe, this three bedroom family home enjoys a SOUTHERLY FACING garden and ample off-road parking.

Enter via the porch extension into a welcoming hallway that leads to a spacious lounge and a kitchen/dining room, perfect for family meals.

Upstairs, there are three good sized bedrooms and a family bathroom with a shower over the bath. The property also benefits from a part boarded loft, offering extra storage.

Externally, the front of the property features a neat low maintenance garden, a long driveway and additional off-road parking. The low maintenance paved patio garden and decking at the rear, softened with established borders and a fish pond, enjoys a sunny aspect. There is also a garden shed for extra storage. The rear garden is neat and well screened, offering a good level of privacy. The Tees Valley Line railway runs past the rear of the site, adding some certainty that no rear development will take place.

Situated in a convenient location within easy reach of Yarm High Street and its excellent range of shops, cafes, and restaurants, the property is also well positioned for easy access to Orchard Shops, Tesco Supermarket, 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.

Offers Over £150,000



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PORCH

HALL

LOUNGE

15'7 x 11'6 (4.75m x 3.51m)

KITCHEN/DINING ROOM

14'4 x 8'2 (4.37m x 2.49m)

LANDING

BEDROOM ONE

10'0 x 8'3 (3.05m x 2.51m)

BEDROOM TWO

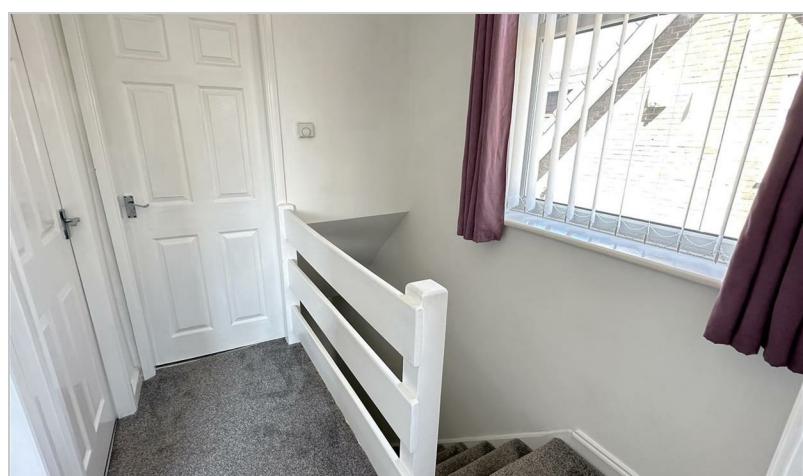
9'10 x 8'3 (3.00m x 2.51m)

BEDROOM THREE

7'0 x 5'9 (2.13m x 1.75m)

BATHROOM

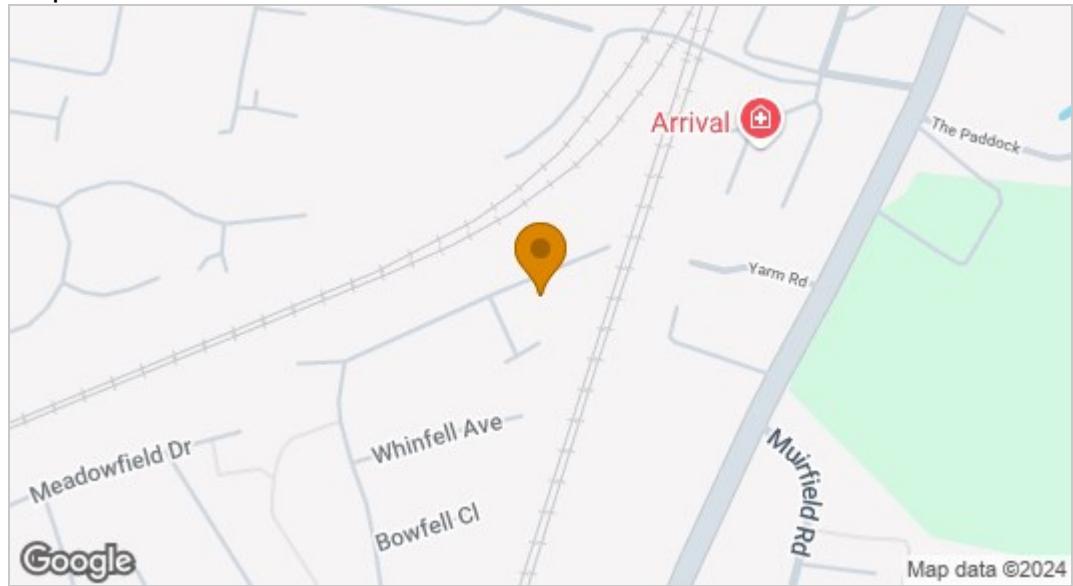
5'9 x 6'0 (1.75m x 1.83m)



Tel: 01642 248248



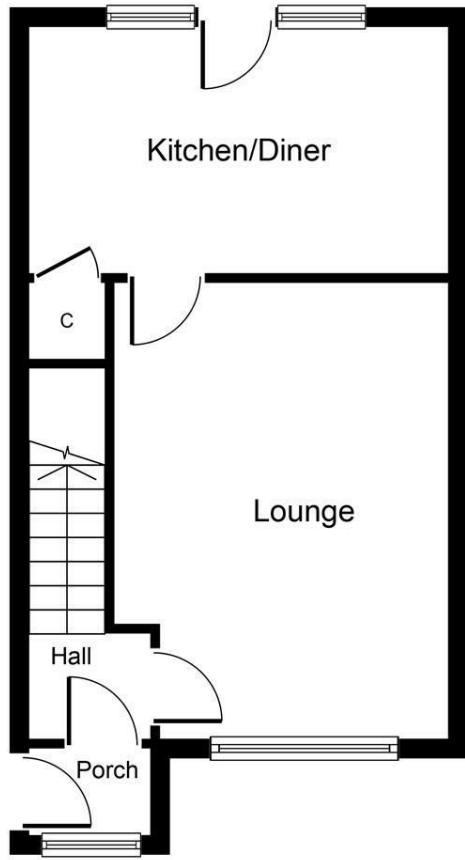
Map



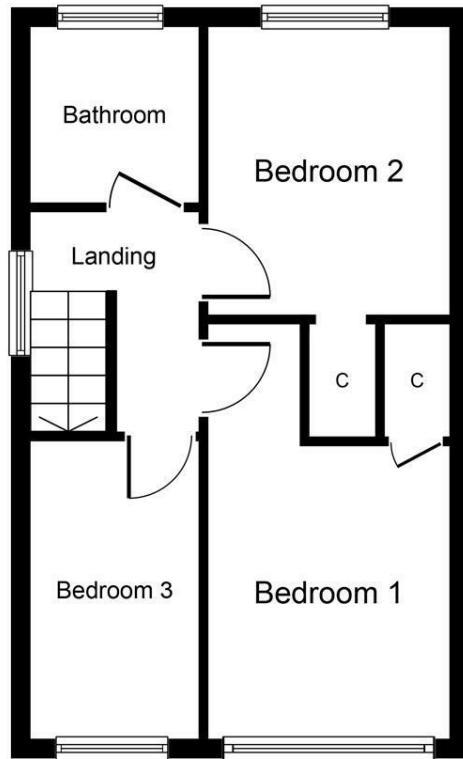
EPC graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 47 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Floor Plan



Ground Floor



First Floor

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

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.