



Formby Walk, Eaglescliffe, Stockton-On-Tees, TS16 9EL

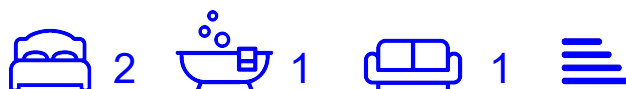
This first floor apartment positioned on the popular Sunningdale estate in Eaglescliffe offers an excellent opportunity for a variety of buyers, perfect for those looking to add their own personal touch to a property.

The accommodation comprises an entrance hallway, lounge, kitchen, two double bedrooms including one with wardrobes, and a bathroom. Additional features include double glazed windows throughout, gas central heating, a detached garage located in a nearby block, and the benefit of an EXTENDED LEASE.

Ideally located close to Yarm High Street, the property enjoys easy access to local shops, amenities, and transport links, including bus routes, Eaglescliffe train station, and the A66.

As Gowland White are also a lettings agent, feel free to contact us if you would like advice on letting this property.

£100,000



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HALL

LOUNGE

16'10" x 11'3" (5.13m x 3.43m)

KITCHEN

9'9" x 8'7" (2.97m x 2.62m)

BEDROOM ONE

14'9" x 9' (4.50m x 2.74m)

BEDROOM TWO

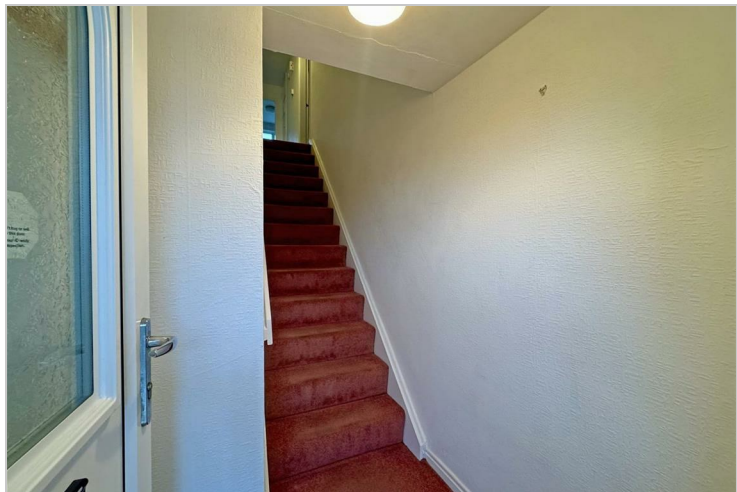
11'10" x 9' (3.61m x 2.74m)

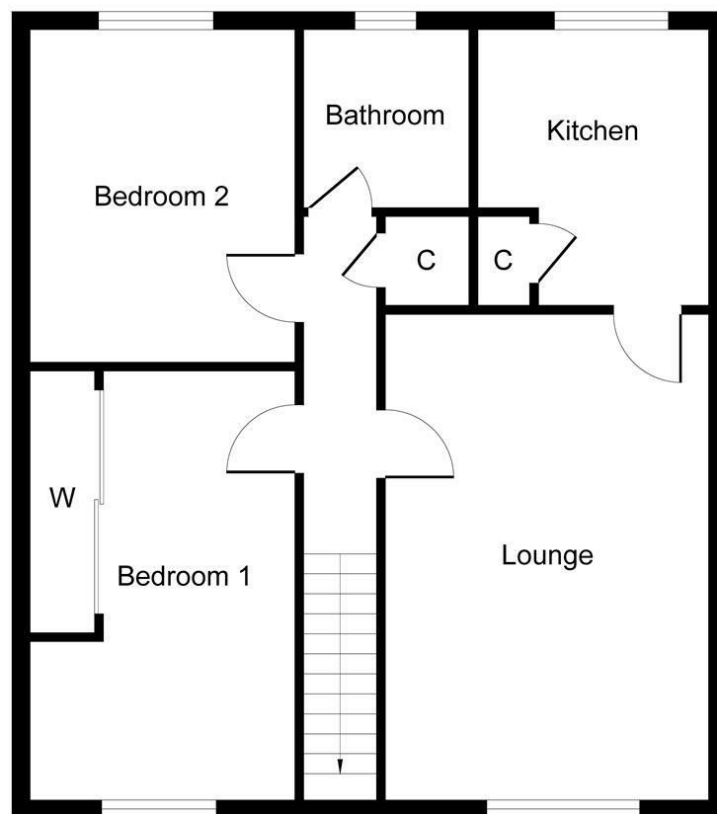
BATHROOM

7'2" x 5'5" (2.18m x 1.65m)

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.





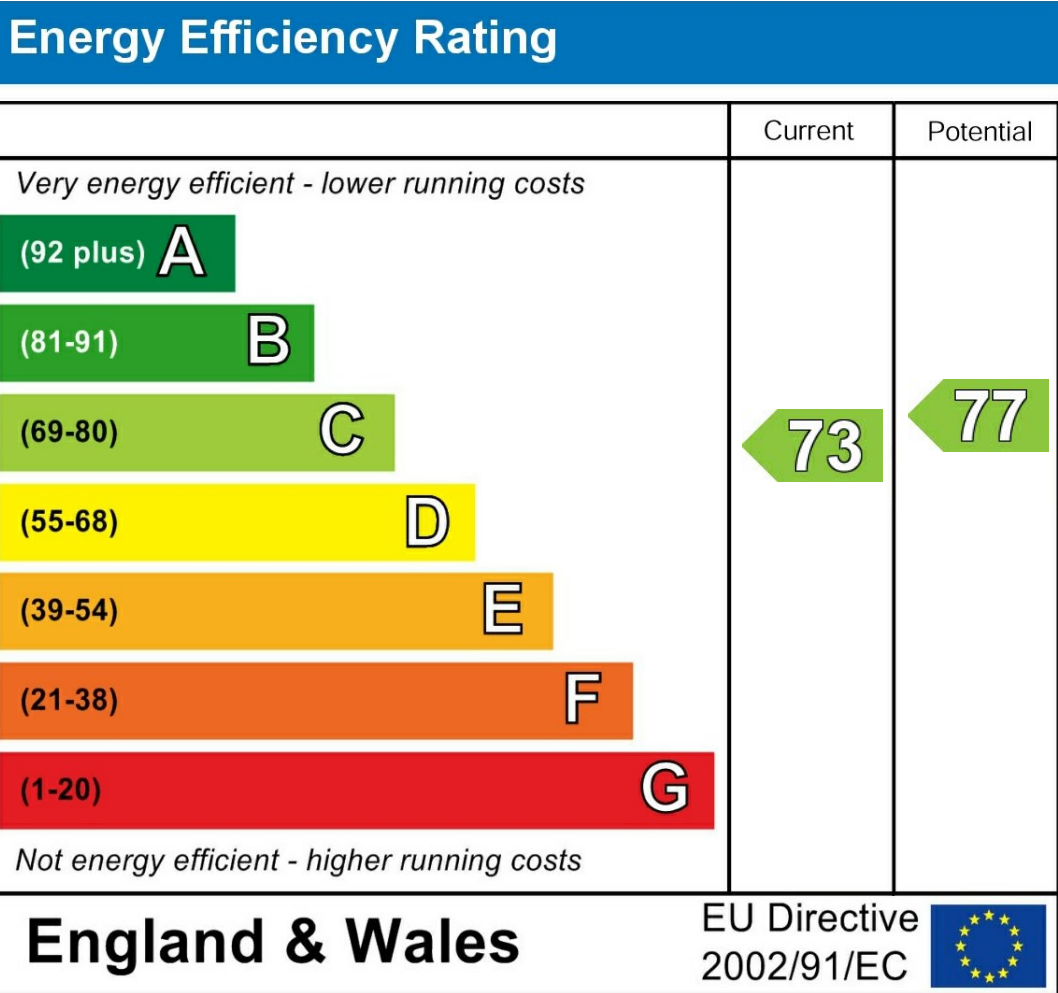
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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Map



EPC graph



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.