



## Amberley Way, Eaglescliffe, Stockton-On-Tees, TS16 0NG

Set within a popular and well established area of Eaglescliffe, this two bedroom semi-detached bungalow is offered to the market with no onward chain and provides an excellent opportunity for a buyer to modernise and personalise to their own taste. The property opens with a welcoming hallway leading to a comfortable lounge featuring a fireplace, a kitchen fitted with a range of units and a convenient side door. Both bedrooms are generously sized, with one benefiting from fitted wardrobes, the shower room includes a corner cubicle. A conservatory, accessed externally from the rear garden, offers additional versatile space.

The bungalow enjoys gardens to the front and a west facing rear garden ideal for afternoon and evening sun, along with a side driveway and a detached single garage. Further features include gas central heating and double glazing.

Conveniently located, the home is within easy reach of local shopping facilities including Tesco, while Yarm High Street offers a wide selection of boutiques, cafés and restaurants. Excellent transport links are close by with Allens West Train Station and the A66 providing straightforward routes for commuting.

£180,000





Amberley Way, Eaglescliffe, Stockton-On-Tees, TS16 0NG

PORCH

HALL

LOUNGE  
16'11" x 11'6" (5.16m x 3.51m)

KITCHEN  
11'9" x 8'11" (3.58m x 2.72m)

BEDROOM ONE  
12'8" x 11'2" (3.86m x 3.40m)

BEDROOM TWO  
9'6" x 9' (2.90m x 2.74m)

SHOWER ROOM  
6'4" x 5'4" (1.93m x 1.63m)

CONSERVATORY  
9'2" x 8'8" (2.79m x 2.64m)

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.

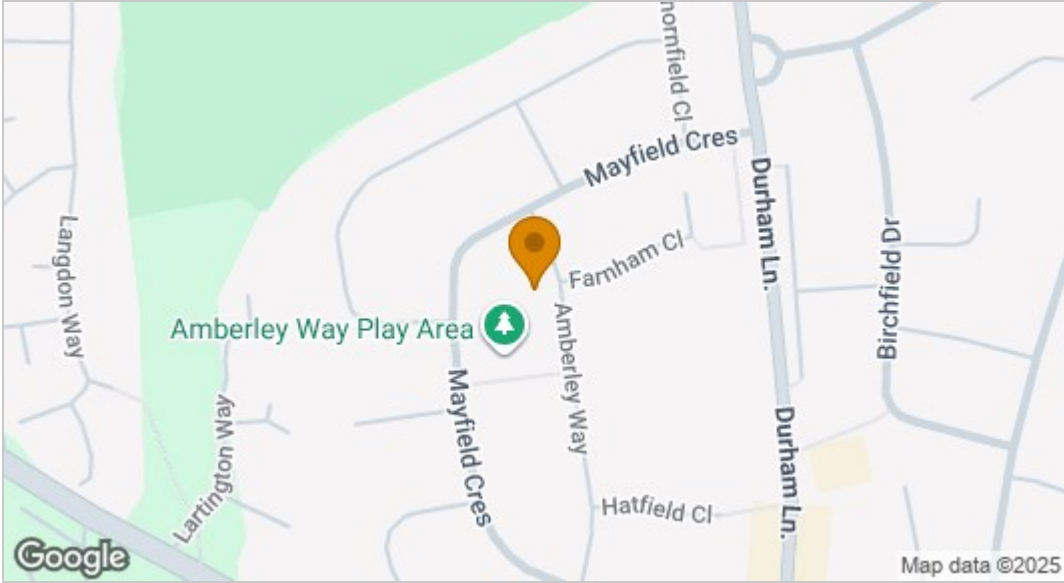




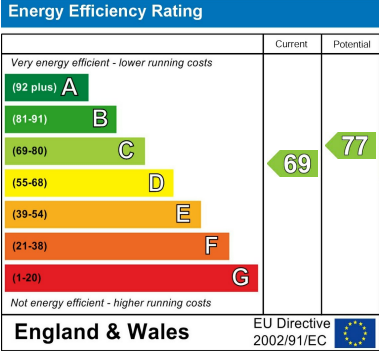




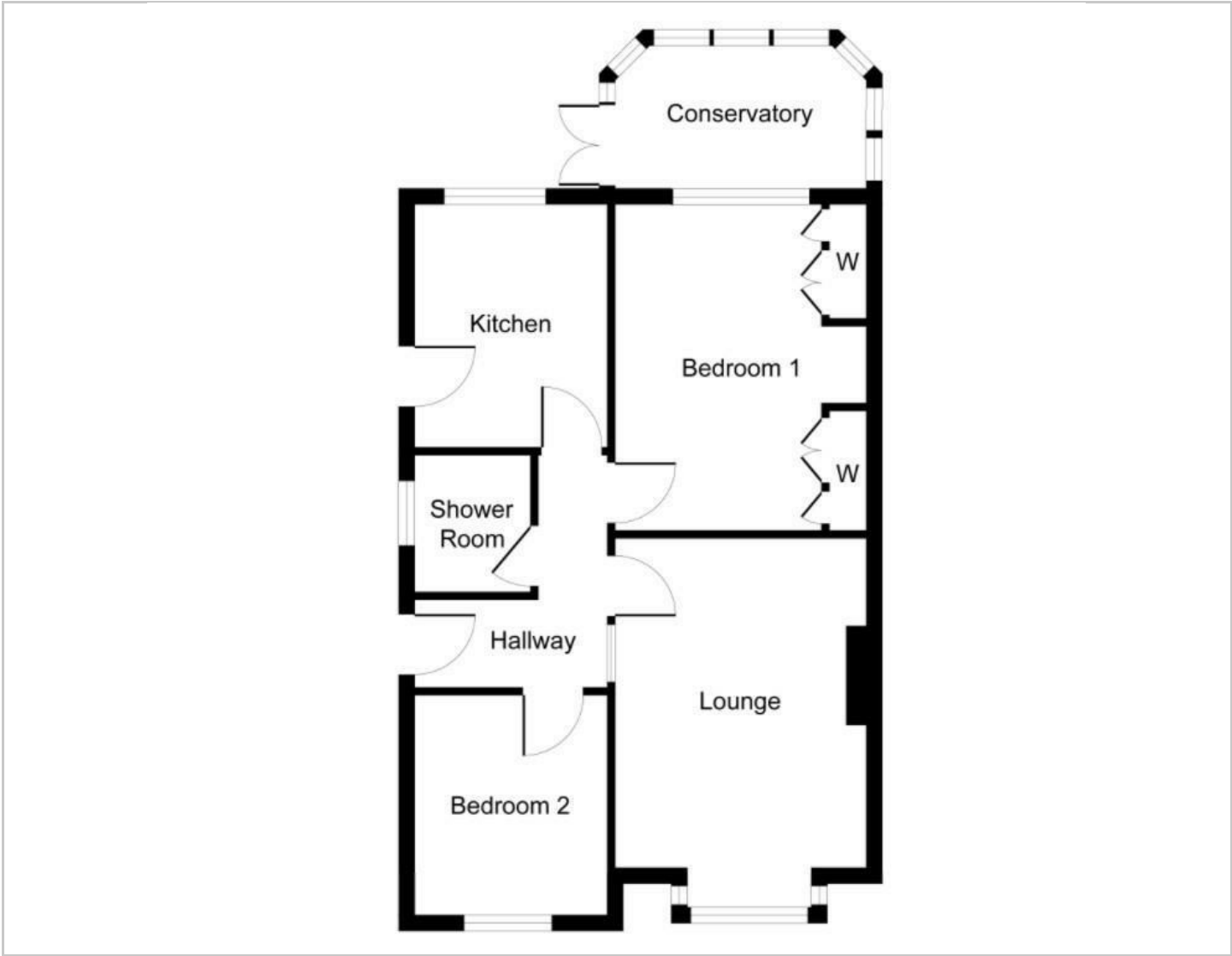
Map



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.