



## Birchfield Drive, Eaglescliffe, TS16 0ER

**\*\*SALE AGREED WITHIN 6 DAYS\*\***

Located on the highly sought after Orchard Estate in Eaglescliffe, this beautifully presented three bedroom semi-detached home offers an ideal setting for family living. Situated just a short walk from Orchard Shops and Tesco Supermarket, the property is also within close proximity to a range of highly regarded primary and secondary schools. Yarm High Street, known for its excellent selection of independent shops, cafes, bars, and restaurants, is also easily accessible, making this an exceptionally convenient and desirable location.

The ground floor comprises a welcoming entrance porch and hallway, a spacious and neutrally decorated lounge, an open plan kitchen/dining room fitted in 2023, complete with integrated induction hob and oven. A generously sized utility room with a sink and space for two appliances adds to the practicality of this home.

Upstairs, you'll find three well-proportioned bedrooms and a recently refitted family bathroom featuring a shower over the bath and a new radiator.

This immaculate home benefits from gas central heating, double glazing throughout, a full electrical rewire completed in 2023, and a boiler installed within the last four years.

Externally, the property continues to impress with a neatly maintained front lawn and a driveway offering off-road parking, along with access to the garage. Gated side access leads to a generous west-facing rear garden, a real highlight of the home. This outdoor space is perfect for families and entertaining, with paved patio areas, a well-kept lawn, planted borders and a timber garden shed.

Early viewing is highly recommended to appreciate the standard and appeal of this fantastic family home.

**£235,000**





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PORCH

HALL

LOUNGE

15'3" x 10'2" (4.65m x 3.10m )

KITCHEN/DINING ROOM

18'7" x 11'4" (5.66m x 3.45m)

UTILITY ROOM

9'2" x 7' (2.79m x 2.13m)

LANDING

BATHROOM

8'5" x 6'8" (2.57m x 2.03m )

BEDROOM ONE

14'11" x 11'6" (4.55m x 3.51m )

BEDROOM TWO

11'6" x 9'9" (3.51m x 2.97m )

BEDROOM THREE

8'11" x 6'10" (2.72m x 2.08m)

## 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.



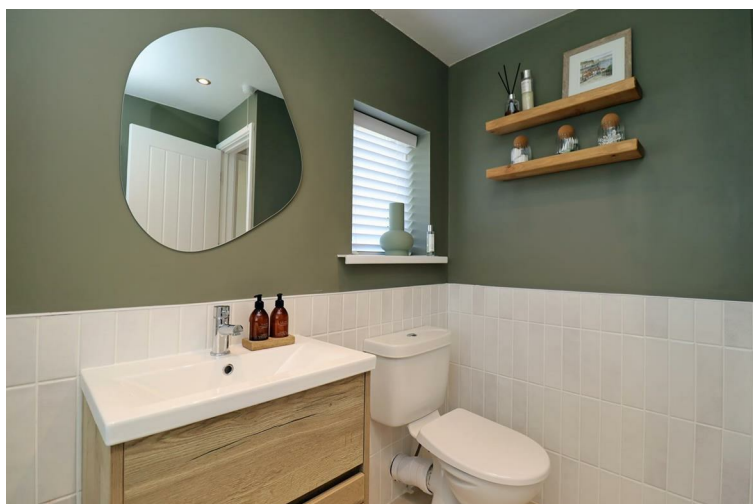
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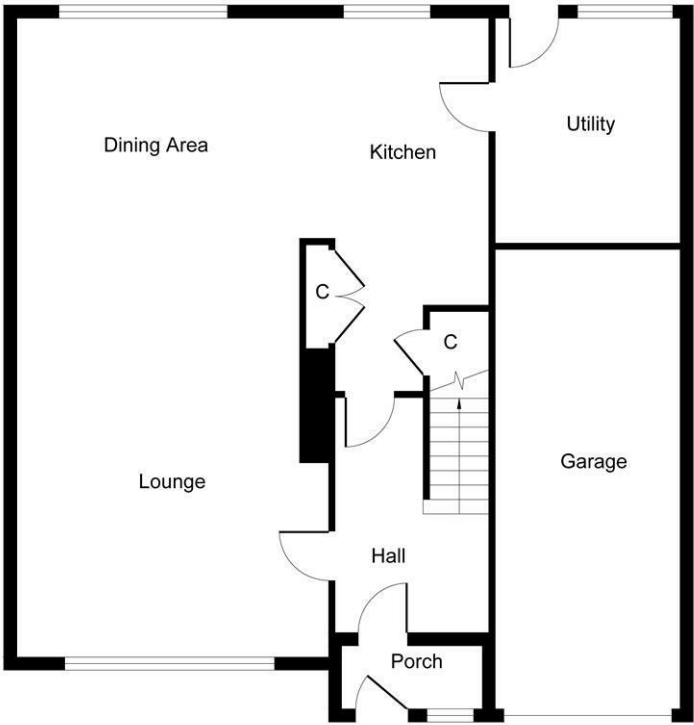


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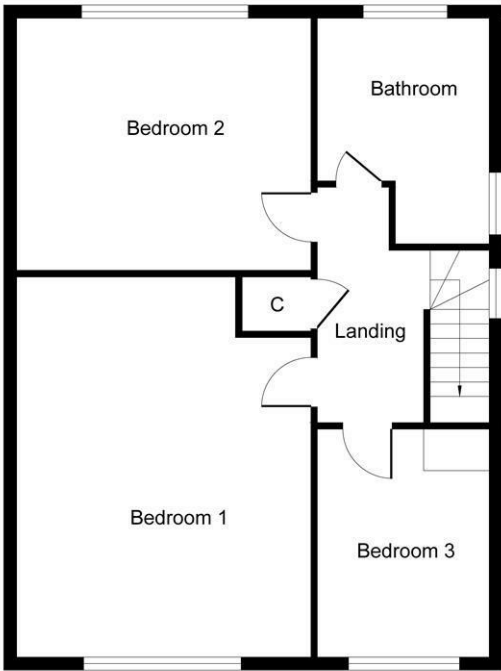


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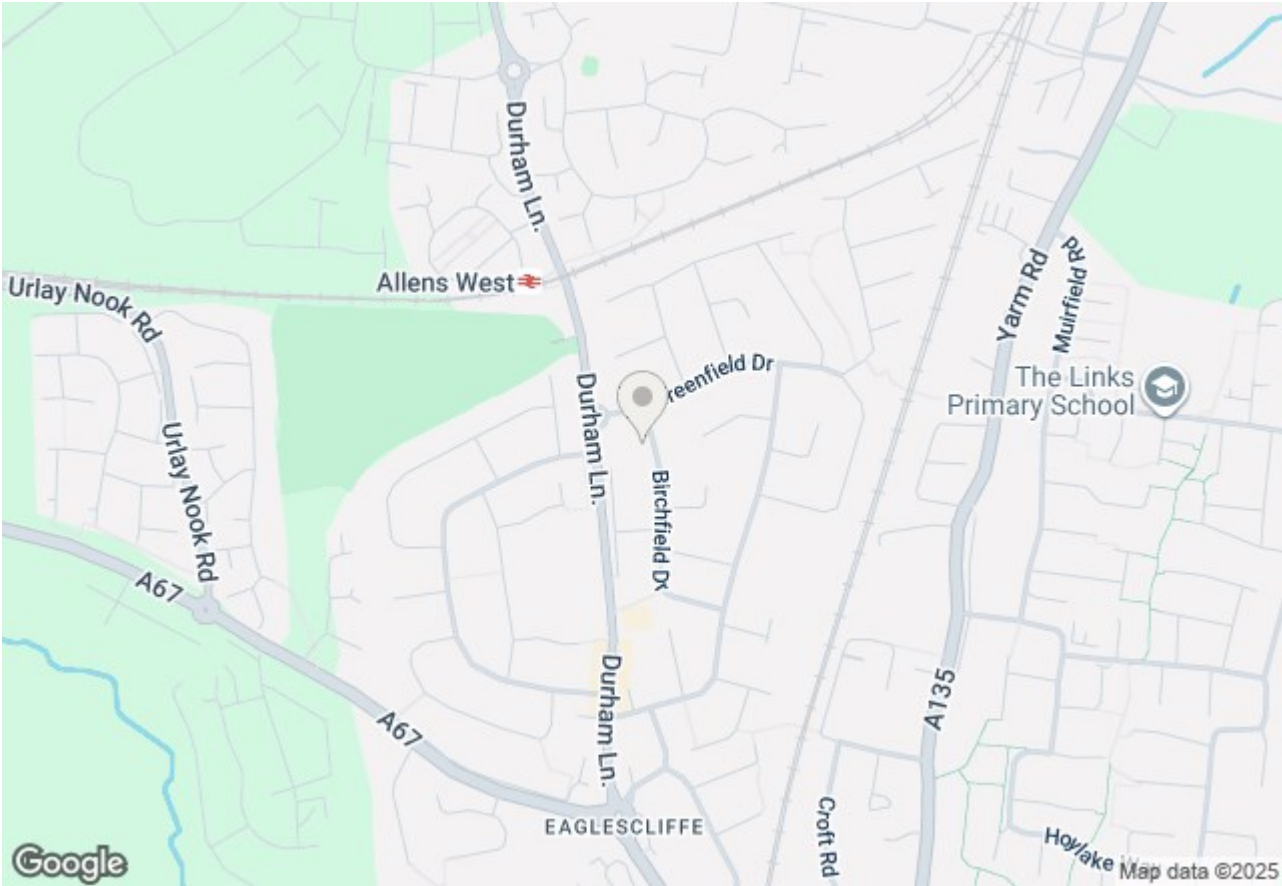
Ground Floor



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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| 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                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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.

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