



## Sycamore Road, Eaglescliffe, TS16 0AZ

**\*\*SOLD IN 14 DAYS\*\*** This deceptively spacious three bedroom terraced home is perfectly situated in a popular location, offering excellent access to Yarm, local amenities, and reputable schools. Ideal for young families, first-time buyers, or investors alike, this property combines practicality, potential, and convenience. The property is offered to the market with NO ONWARD CHAIN.

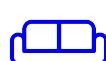
Stepping inside, the accommodation begins with an entrance hall that leads to a useful ground floor WC—an added convenience for busy family life. The lounge features a bay window, while the kitchen is fitted with a built-in oven and hob and provides ample space for dining and storage.

Upstairs, a landing gives access to three well-proportioned bedrooms, all offering good natural light, and a modern shower room completes the upper floor. The double-glazed windows throughout and gas central heating ensure warmth and efficiency all year round.

Externally, the home benefits from front and rear gardens. The rear garden is mostly laid to lawn and includes a brick-built shed, providing useful additional.

Located within easy reach of the ever-popular Preston Park and Eaglescliffe Railway Station and with local shops, schools, and main transport links including the A66 just a short drive away, this home is perfectly positioned for everyday convenience. Whether you're starting your property journey or adding to an investment portfolio, this is a home full of potential in a sought-after area.

£150,000

 3  1  1  D

HALL

LOUNGE

14'11" x 13'11" (4.55m x 4.24m)

KITCHEN

14'1" x 8'5" (4.29m x 2.57m)

DOWNSTAIRS WC

6'10" x 2'8" (2.08m x 0.81m)

LANDING

BEDROOM ONE

14'11" x 10'11" (4.55m x 3.33m)

BEDROOM TWO

14'3" x 8'6" (4.34m x 2.59m)

BEDROOM THREE

10'11" x 7'11" (3.33m x 2.41m)

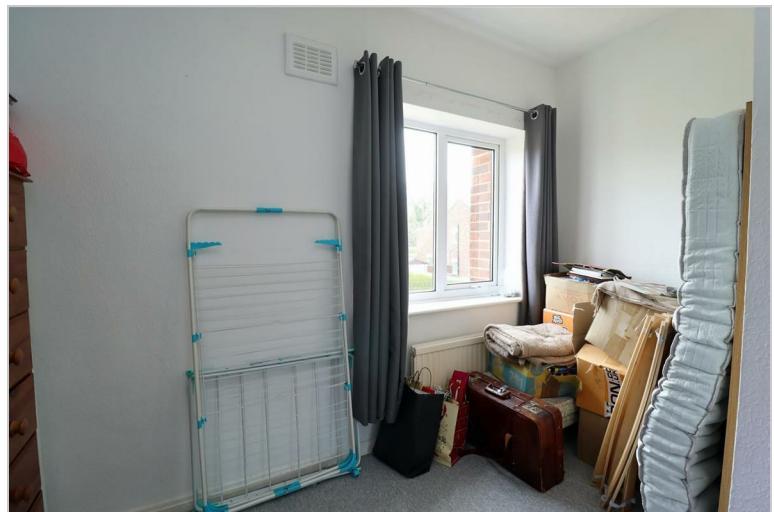
BATHROOM

7'4" x 5'5" (2.24m x 1.65m)

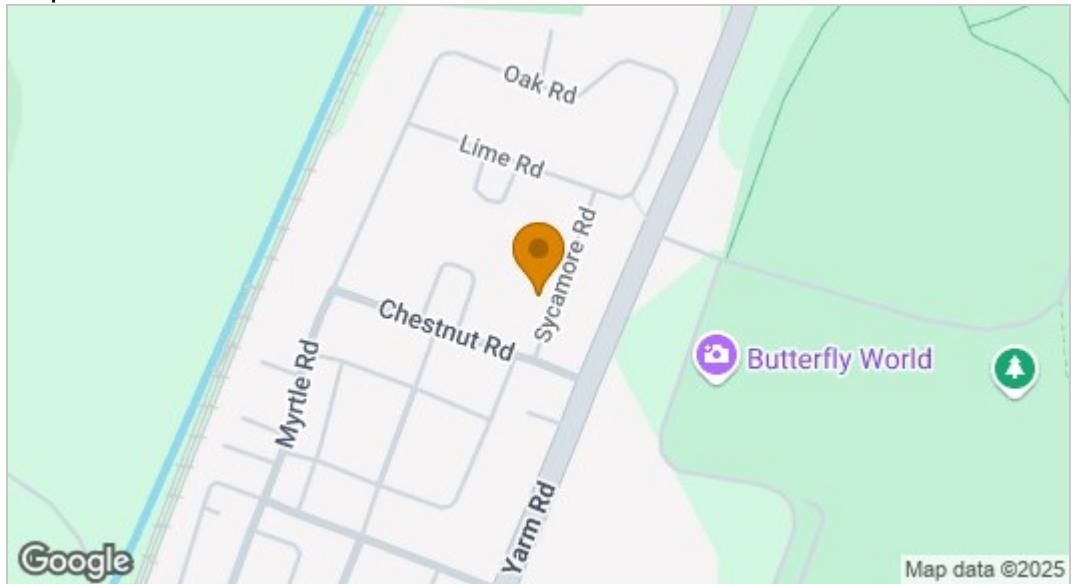
#### AML PROCEDURE

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.





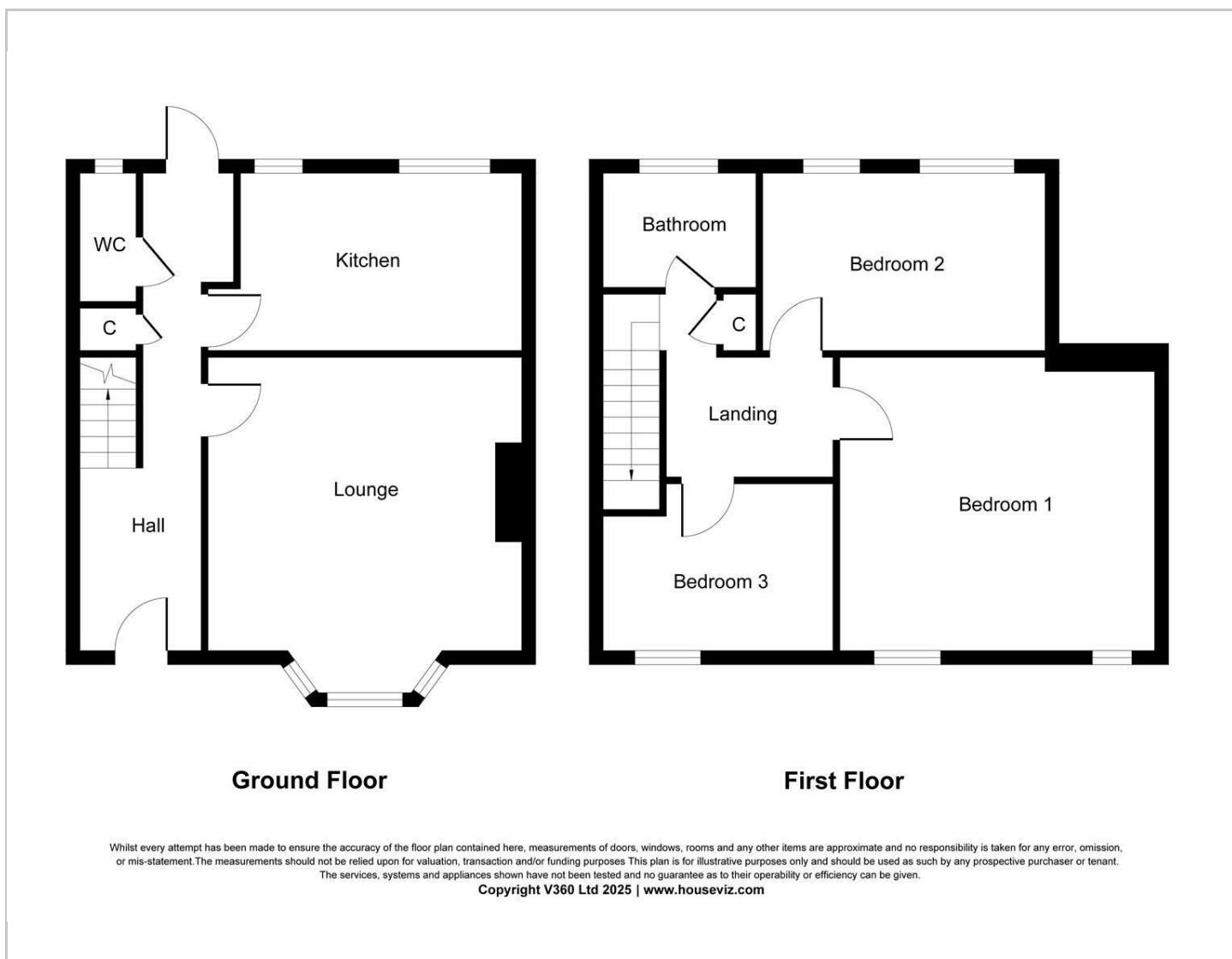
## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(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.

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