



## 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





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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

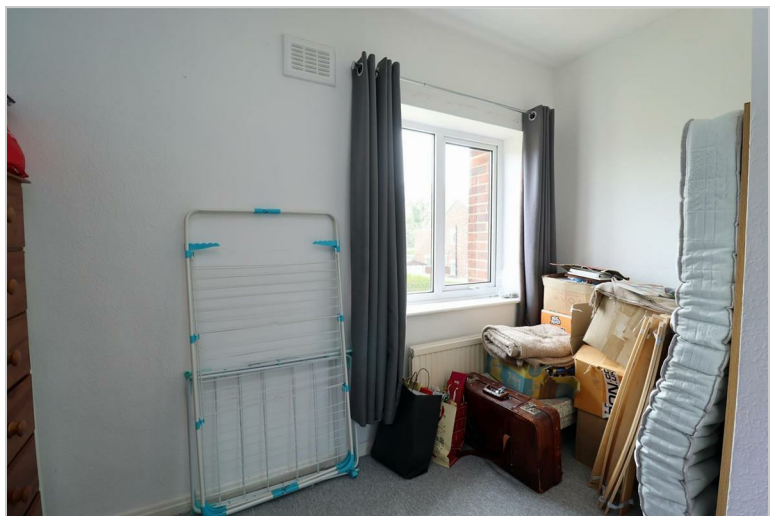
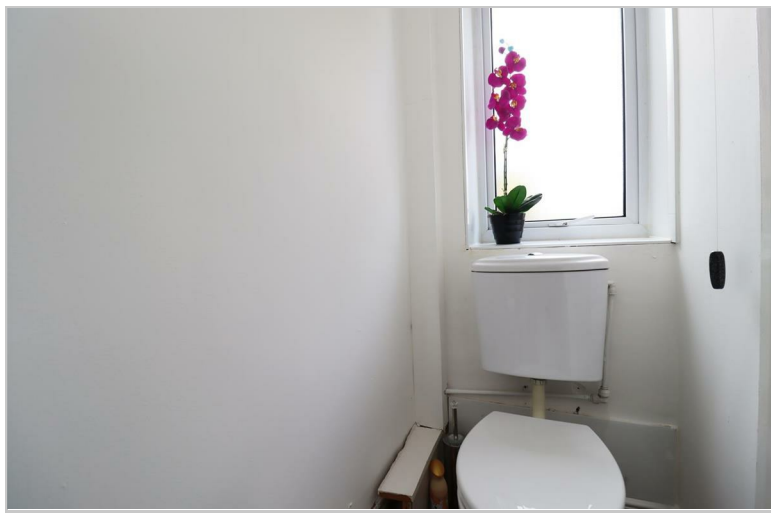
7'4" x 5'5" (2.24m x 1.65m)

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.



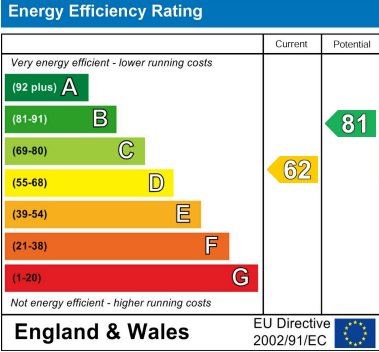




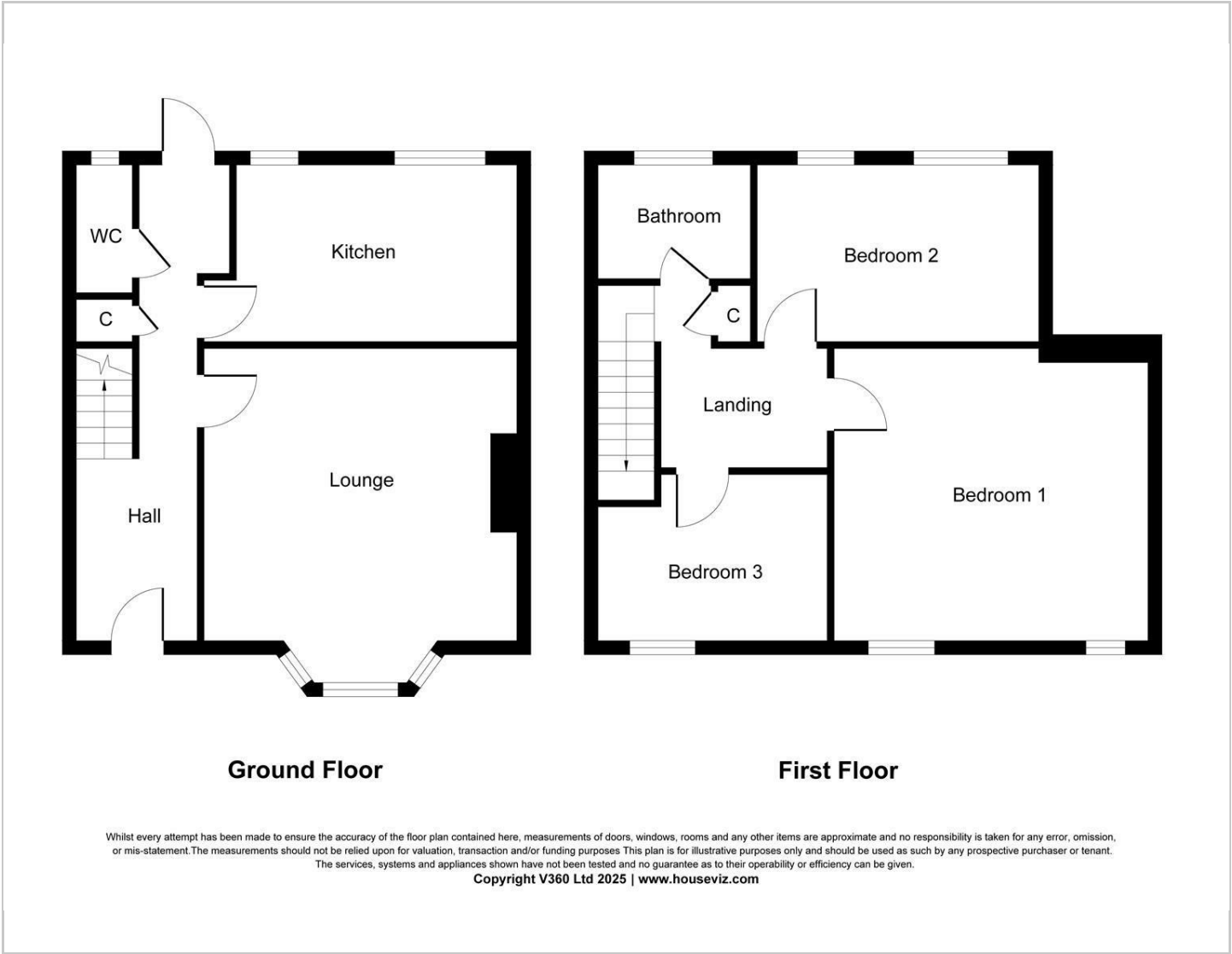
Map



EPC graph



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.