



## 7 Girsby Road , Eaglescliffe, TS16 0SS

Brand New 3-Bedroom Detached Home - Never Been Lived In - AVAILABLE NOW

Be the first to live in this stunning brand new three-bedroom detached home, located on a sought-after new development in Eaglescliffe.

Finished to a high standard throughout, this contemporary home offers spacious and versatile accommodation. The modern kitchen is fully equipped with an integrated oven and hob, fridge freezer, and dishwasher, providing a sleek and practical space for everyday living.

The property features three well-proportioned bedrooms, a bright and spacious living area, a modern family bathroom, and an additional room that is perfect as a home office or study.

£1,250 Per Calendar Month

# 7 Girsby Road

, Eaglescliffe, TS16 0SS



- BRAND NEW DETACHED HOME
- HIGH-QUALITY FINISH THROUGHOUT
- INTEGRATED OVEN, HOB, FRIDGE FREEZER & DISHWASHER
- THREE BEDROOMS PLUS STUDY
- EXCELLENT TRANSPORT LINKS
- LOCATED ON A SOUGHT-AFTER DEVELOPMENT IN EAGLESCLIFFE

Kitchen / Diner 7'04 x 6'08 (2.24m x 2.03m)  
14'02 x 9'05 (4.32m x 2.87m)

Lounge  
12'11 x 14'02 (3.94m x 4.32m)

Downstairs WC

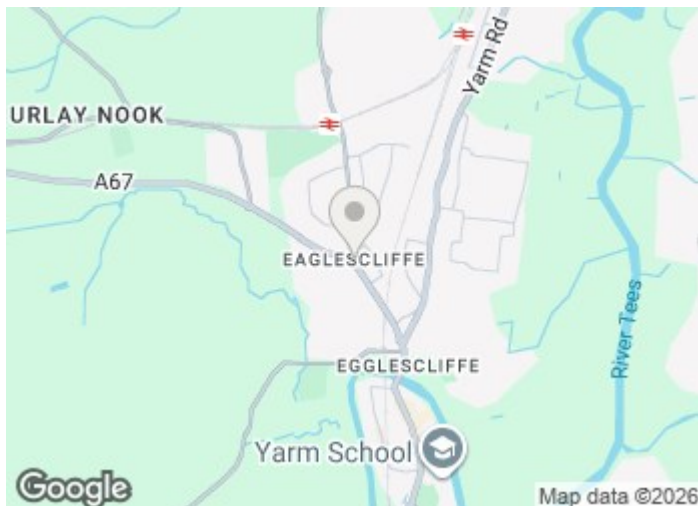
Bedroom 1  
13'09 x 10'06 (4.19m x 3.20m)

Bedroom 2  
14'02 x 9'09 (4.32m x 2.97m)

Bedroom 3  
9'03 x 9'05 (2.82m x 2.87m)

Study  
7'04 x 5'05 (2.24m x 1.65m)

Bathroom



Directions





# Floor Plan



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>91</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	