



A rare opportunity to purchase an elegant traditional four bedroomed Victorian end terrace period property positioned on one of Eaglescliffe's most desirable addresses, offering generous accommodation which retains many attractive character features including feature fireplaces, cornicing and several sash windows. The property is warmed by a gas central heating system and offers accommodation briefly comprising; entrance lobby, hallway, lounge, dining/sitting room, kitchen, utility room and newly appointed shower room on the ground floor. On the first floor there are four bedrooms and the family bathroom. Externally there is a lawned front garden and enclosed courtyard style garden to the rear. Albert Road is part of the 'Old Eaglescliffe' conservation area and is well placed for access to highly regarded Junior and Secondary schooling, Eaglescliffe Railway Station, the golf course, and ever popular Preston Park. Early internal viewing comes recommended.





GROUND FLOOR

ENTRANCE LOBBY

With entrance door, dado rail and cornicing. Door to ...

HALLWAY

With radiator, dado rail, cornicing and under stairs cupboard. Staircase leading to the first floor.

LOUNGE - 4.85m x 4.27m (15'11" x 14')

Living flame effect gas fire set in a feature surround with patterned tiled inset and hearth. Bay window to the front, radiator, picture rail and cornicing.

DINING ROOM - 3.96m x 3.68m (13' x 12'1")

Period style fireplace with cast iron inset and patterned tiled hearth. Radiator, picture rail and cornicing.

KITCHEN - 3.8m x 3.73m (12'6" x 12'3")

Offering a range of fitted wall and floor units including glazed display cabinets, complementary worktops and incorporating a Belfast style sink unit with mixer taps. Built-in oven with gas hob and extractor fan over. Traditional fire surround, built-in original alcove cupboards, coved ceiling, and side access door.

UTILITY ROOM - 2.16m x 1.63m (7'1" x 5'4")

With plumbing for automatic washing machine, fitted wall unit, tiled floor and wall mounted 'Ideal' boiler.

SHOWER ROOM/WC - 2.16m x 1.63m (7'1" x 5'4")

Shower area, wash hand basin and low level WC. Tiled floor and radiator.

FIRST FLOOR

LANDING

With radiator, dado rail and cornicing.

BEDROOM ONE - 4.06m x 3.96m (13'4" x 13')

Period style fireplace with patterned tiled inset and hearth. Radiator, picture rail and cornicing.

BEDROOM TWO - 4m x 3.84m (13'1" x 12'7")

Period style fireplace with cast iron inset and patterned tiled hearth. Exposed wood flooring and two windows to the front. Radiator, picture rail and cornicing.



BEDROOM THREE - 4.4m x 3.02m (14'5" x 9'11")

Cast iron fireplace with hearth. Radiator, dado rail and coved ceiling. Double glazed windows and door to the roof terrace.

BEDROOM FOUR - 2.9m x 2m (9'6" x 6'7")

Radiator, picture rail and coved ceiling.

BATHROOM - 2.92m (9'7") reducing to 1.52m (5') x 2.4m (7'10")

Panelled bath, pedestal wash hand basin and low level WC. Radiator and side window.

EXTERNALLY

GARDENS

Lawned front garden with walled boundary, hedging and pathway to the front entrance. To the rear, there is a courtyard style garden with paved and block paved area, rear double access gates and a covered storage area.

TENURE - FREEHOLD

COUNCIL TAX BAND D

AGENTS REF: - DC/LS/YAR050406/25032024

VIEWING: By appointment through our Yarm office
on Tel: **01642 788878**





Amber Short
Yarm Branch

T. 01642 788878
E. yarm@michaelpoole.co.uk
59 High Street, Yarm. TS15 9BH



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Made with floorplan 02/24

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