

## ELMWOOD ROAD, EAGLESCLIFFE, TS16 0AF



- ▲ A Deceptively Spacious Two Bedroom End Terrace House with Versatile Loft Conversion
- ▲ Aimed Specifically at CASH BUYERS, Due to a Recent Burst Pipe Causing Water Damage, Therefore Requires Full Refurbishment
- ▲ Popular Eaglescliffe Setting with Good Access to A Range of Amenities in The Immediate Surrounding Area
- ▲ Lounge with Windows to Two Elevations
- ▲ Spacious Sitting/Dining Room with Log Burner, Mantel & Hearth & Double Glazed French Doors to The Rear Courtyard
- ▲ Kitchen with Built-In Oven, Hob, Microwave Oven, Integrated Fridge/Freezer & Dishwasher
- ▲ Two Spacious First Floor Bedrooms with The Master Having a Walk-In Wardrobe & Bathroom with White Suite & Separate Shower
- ▲ Generous Loft Room Accessed Via a Fixed Staircase with Eaves Storage & Two Roof Windows
- ▲ Enclosed Courtyard Style Garden to The Rear

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A deceptively spacious two bedroom end terrace house with versatile loft conversion. The property is being aimed specifically to CASH BUYERS. The property has recently suffered from a burst pipe causing water damage, therefore requires full refurbishment, hence the competitive asking price. The property is located in a popular Eaglescliffe setting with good access to a range of amenities in the immediate surrounding area.

### GROUND FLOOR

#### HALLWAY

**LOUNGE - 4.53m x 3.32m (14'10" x 10'11")**

**DINING/SITTING ROOM - 5.56m x 3.54m (18'3" x 11'7")**  
Opening to ...

**KITCHEN - 3.33m x 3.01m (10'11" x 9'11")**

### FIRST FLOOR

#### LANDING

**BEDROOM ONE - 5.60m x 3.36m (18'4" x 11')**

**BEDROOM TWO - 4.61m x 2.58m (15'1" x 8'6")**

**BATHROOM - 3.07m x 3.04m (10'1" x 10')**

### SECOND FLOOR

**LOFT ROOM - 4.74m x 4.34m (15'7" x 14'3")**

### EXTERNALLY

#### GARDENS

Forecourt area to the front with a generous, enclosed, paved courtyard style garden to the rear.

**AGENTS REF:** - DC/LS/YAR230009/21082023

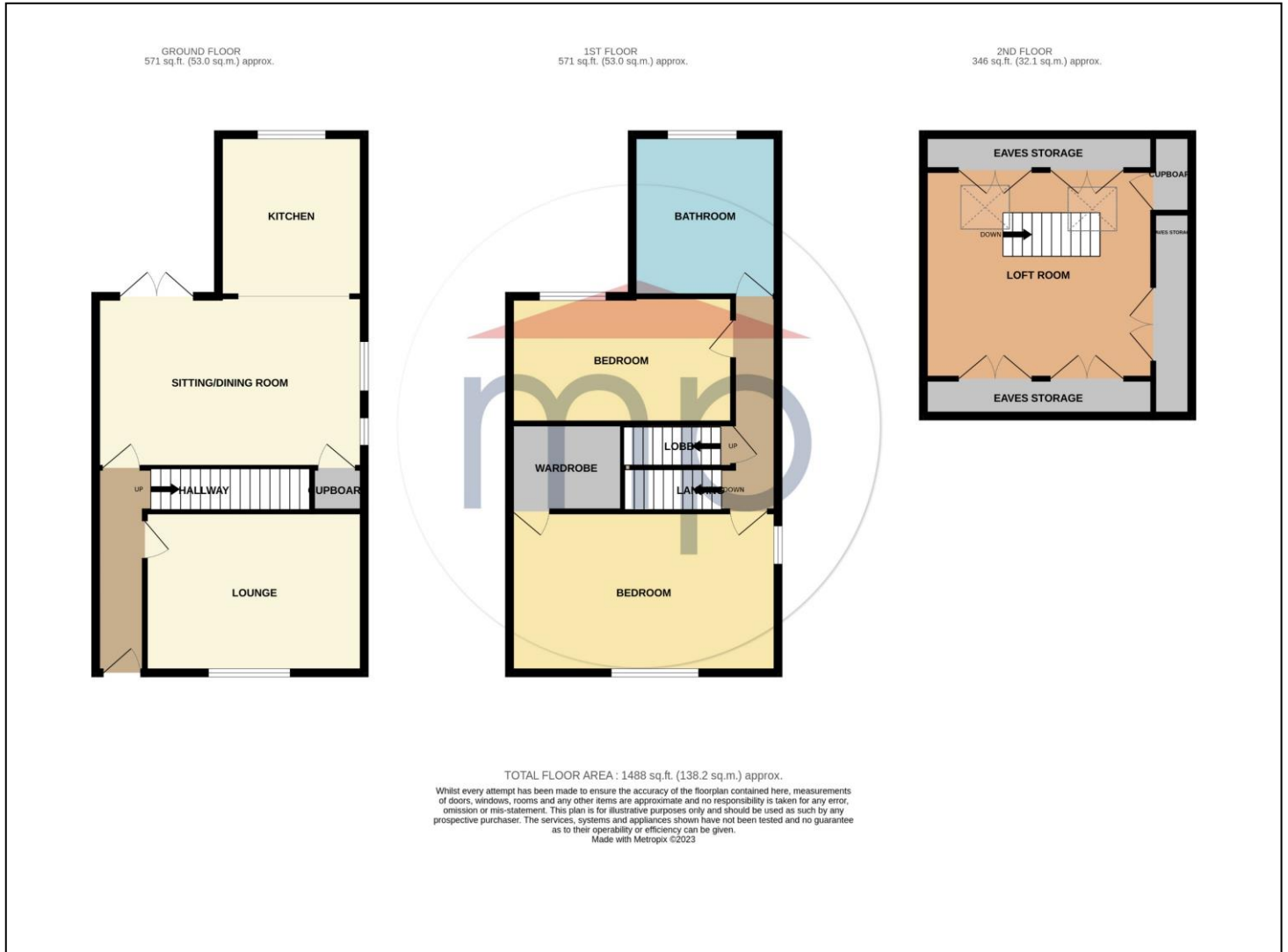
**Council Tax Band:** A **Tenure:** Freehold

**TO VIEW:** Contact our Yarm office on  
Tel: 01642 788878

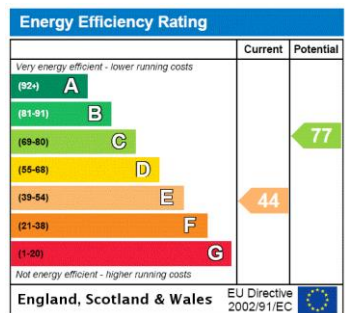
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