



Burnmoor Drive, Eaglescliffe, TS16 0HT
3 Bed - House - Semi-Detached
£182,950

Council Tax Band: B
EPC Rating:
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Burnmoor Drive, Eaglescliffe, TS16 0HT

*** IDEAL FAMILY HOME ***
*** OPEN-PLAN KITCHEN / DINER / LIVING ROOM ***

NEW TO THE MARKET, with Smith & Friends this Lovely three bedroom semi-detached family home, situated on this popular residential development in Eaglescliffe, providing convenient access to primary and secondary schools, Public transport and a local amenities.

The Property Briefly Comprises of; Entrance Hall, with and Open-Plan Living Room with Electric Fire Place, Leading into a Spacious Kitchen / Diner, with French Doors to the Rear Garden.
The First Floor Provides; Landing Two Double Bedrooms with Built-In Wardrobes, One Single Bedroom and a Modern Family Bathroom.

Externally, the Property has a Well Maintained Lawn Area. The side of the property has a long driveway for up to three cars, with a Single Detached Garage to the Rear and a Decked Area and Lawn to the rear garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

6'4" x 4'2" (1.94m x 1.28m)

Living Room

13'5" x 12'7" (4.09m x 3.84m)

Kitchen / Diner

10'4" x 15'6" (3.17m x 4.74m)

FIRST FLOOR

Landing

8'1" x 6'1" (2.48m x 1.87m)

Bedroom 1

14'9" x 8'6" (4.52m x 2.61m)

Bedroom 2

9'2" x 9'1" (2.80m x 2.77m)

Bedroom 3

9'5" x 6'11" (2.88m x 2.12m)

Family Bathroom

6'2" x 6'2" (1.88m x 1.88m)

SINGLE DETACHED GARAGE

17'11" x 8'3" (5.47m x 2.52m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

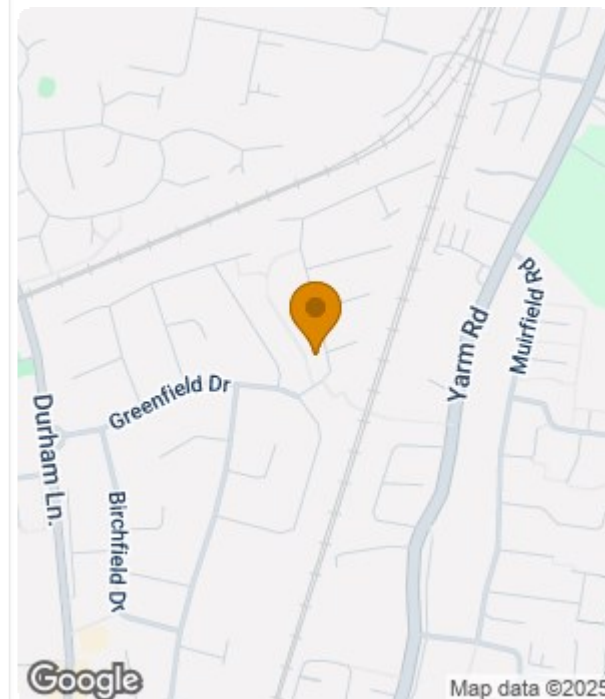
Approximate total area[†]
875 ft²
81.2 m²

(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

Tel: 01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk

