



We are pleased to offer for sale an extended three bedroom semi detached house in this sought after residential area in Eaglescliffe. Presented in good decorative order throughout with a modern fitted kitchen and bathroom an internal inspection is highly recommended to appreciate the property fully.

A particular feature is a good sized rear garden with two large paved patio areas which is not directly overlooked backing onto school playing fields to the rear.

Emsworth Drive is located off Mayfield Crescent in a popular area within easy walking distance of local shops, excellent schools for all age groups, regular bus services and Allens West railway station. An excellent network of roads provide access to the surrounding residential and commercial areas including historic Yarm High Street with its shops, bars and restaurants.

Emsworth Drive, , TS16 0NP
3 Bed - House - Semi-Detached
£195,000
EPC Rating: C
Council Tax Band: C
Tenure: Leasehold



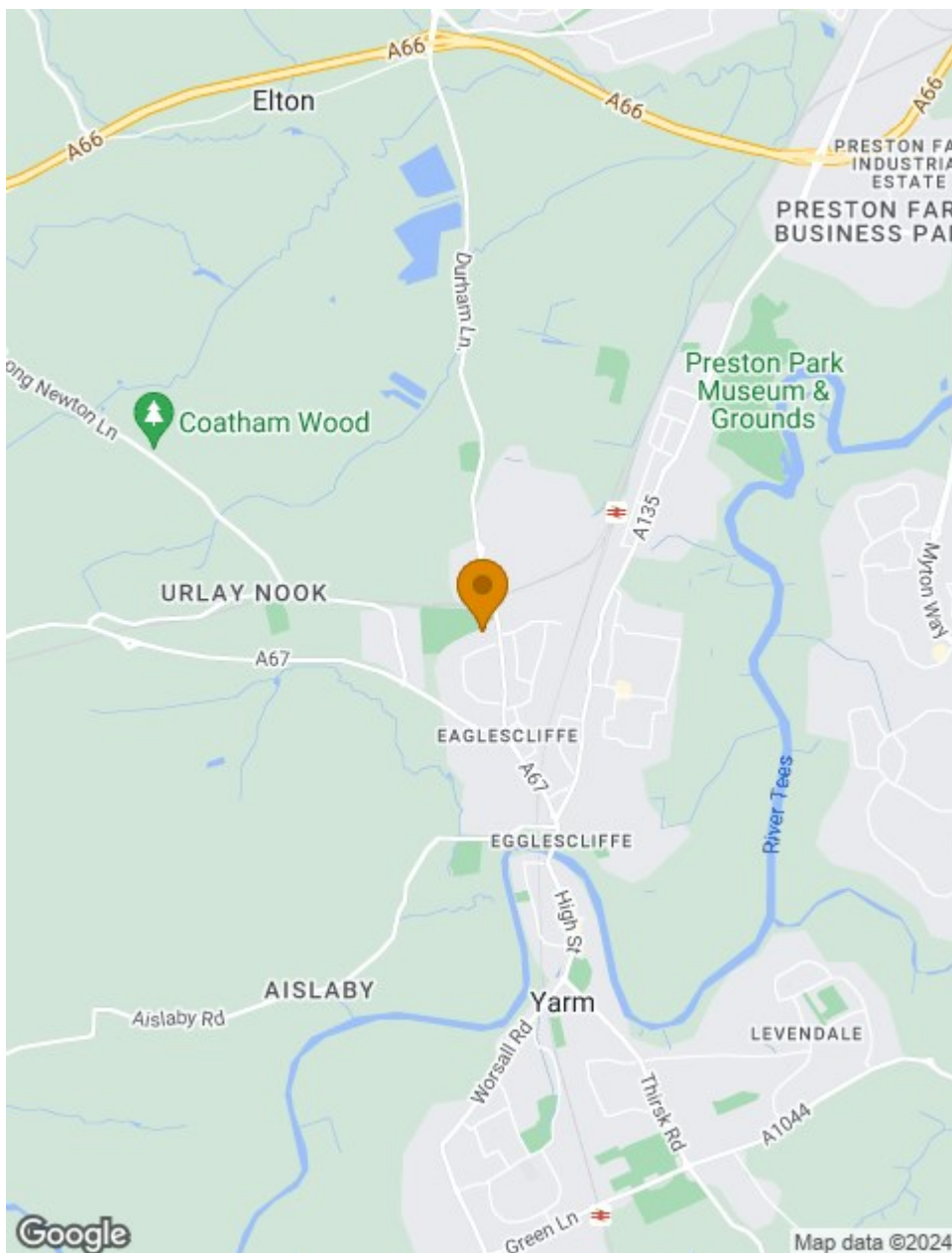
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ESTATE AGENTS

Emsworth Drive, TS16 0NP



The accommodation briefly comprises: Entrance Hall with stairs to the first floor, spacious Lounge with feature fireplace, laminate flooring and archway leading to the Dining Area with laminate flooring, open plan fitted Kitchen/ Dining Room with Neff integrated appliances, Amtico flooring and French doors leading to the rear garden, Landing, three Bedrooms - two with a range of fitted bedroom furniture and fully tiled Bathroom/ wc with four piece white suite including a shower cubicle and bath and tiled flooring.

Externally an open plan low maintenance with paving, pebbled borders and established shrubs. Block paved drive and footpath providing off street parking. Attached brick garage 16'10 x 7'10 with up and over door, electric light and power points. Side access to a good sized rear garden enclosed by timber fencing laid to lawn with established shrubs, fruit trees, two paved patio areas, rockeries, water tap and outside lighting.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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	

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Emsworth Drive

Approximate Gross Internal Area
982 sq ft - 91 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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.

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