



*** SOUGHT AFTER AREA OF EAGLESCLIFFE ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this spacious three bedroom semi-detached family home, positioned within a quiet cul-de-sac location within the sought after area of Eaglescliffe.

Ideal for a family moving to the area with 'Outstanding'-rated Egglecliffe School and Sixth Form College and close to local amenities.

The property briefly comprises of Entrance Hall, Leading to Living Room, Open-Plan Modern Kitchen/Diner and Conservatory looking out to the large rear garden.

The First Floor provides a landing, with two double bedrooms and a single bedroom. Off the landing you will find a three piece family bathroom.

Externally, the property has well maintained lawns to the front and rear, with a generous driveway providing ample of off-street parking and a single detached garage.

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

Kirkfell Close, Eaglescliffe, TS16 0DU

3 Bed - House - Semi-Detached

£175,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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GROUND FLOOR

Entrance Hall

3'3" x 4'7" (1.00m x 1.40m)

Living Room

15'7" x 10'1" (4.75m x 3.08m)

Kitchen /Diner

8'0" x 14'9" (2.46m x 4.52m)

Conservatory

13'0" x 12'0" (3.98m x 3.66m)

FIRST FLOOR

Landing

7'5" x 6'0" (2.27m x 1.84m)

Bedroom 1

14'0" x 8'5" (4.28m x 2.59m)

Bedroom 2

9'10" x 8'5" (3.02m x 2.58m)

Bedroom 3

7'1" x 6'0" (2.17m x 1.85m)

Family Bathroom

6'2" x 6'1" (1.88m x 1.87m)

DETACHED GARAGE ROOM

23'5" x 8'11" (7.16m x 2.73m)



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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