

ALBERT ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0DD



FOR SALE BY AUCTION **Thursday 28th May 2026**



- ▲ 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 & Several Sash Windows
- ▲ Warmed By a Gas Central Heating System
- ▲ Entrance Lobby, Hallway, Lounge, Dining/Sitting Room, Kitchen, Utility Room & Newly Appointed Shower Room on The Ground Floor
- ▲ On The First Floor There Are Four Bedrooms & The Family Bathroom
- ▲ Externally There Is a Lawned Front Garden & Enclosed Courtyard Style Garden to The Rear
- ▲ Albert Road Is Part of the 'Old Eaglescliffe' Conservation Area & Is Well Placed for Access to Highly Regarded Junior & Secondary Schooling, Eaglescliffe Railway Station with Direct Train Links to London, Leeds, Manchester & Newcastle, The Golf Course, & Ever Popular Preston Park
- ▲ Early Internal Viewing Comes Recommended

Guide Price £350,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
28th May 2026 *** Option 2 ***
www.agentspropertyauction.com

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, corning 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 with direct train links to London, Leeds, Manchester and Newcastle, the golf course, and ever popular Preston Park. Early internal viewing comes recommended.

GROUND FLOOR

ENTRANCE LOBBY - With entrance door, dado rail and corning. Door to ...

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HALLWAY - With radiator, dado rail, corning 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 corning.

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 corning.

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.

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FIRST FLOOR

LANDING - With radiator, dado rail and corning.

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

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

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 corning.

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.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

AGENTS REF: - DC/LS/GD/YAR050406/31032025

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

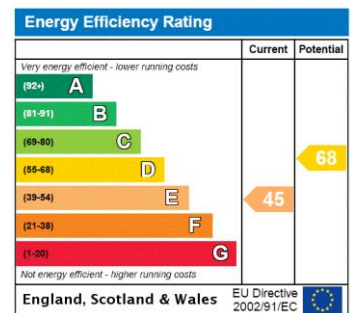








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