



Michael Poole  
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WEST END HOUSE | Church Road, Eggescliffe

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West End House is a distinctive, double fronted residence enjoying a prime position within the sought after village of Eggescliffe. This grade II listed home dates back to the early Georgian period and offers impressive accommodation set out over three floors, warmed by a gas central heating system. The property has been partially refurbished and offers buyers the opportunity to put their own stamp on a wonderful home by applying the finishing touches. Briefly comprising entrance lobby, hallway, formal dining room, inner hall, cloakroom/WC, extensive lounge and kitchen/diner on the ground floor. The first floor provides three generous bedrooms and a luxurious redesigned bathroom. A staircase leads to the second floor where there are two further bedrooms with one providing space for an en-suite shower room. The house occupies a delightful plot with attractive front garden and a surprisingly generous south facing rear garden with mature lawns, shrub, trees and patio areas. Directly opposite the house to the front there is a further area of garden with off street parking. The picturesque village of Eggescliffe offers excellent access to highly regarded schooling and is a short walk from the cosmopolitan Yarm High Street. Early viewing comes highly recommended.

The current owners have gone to considerable expense to have planning consent passed for a beautiful ground floor rear extension, in keeping with the grade II listed status. Full access to the agreed plans are available to be viewed via the agents.





## **GROUND FLOOR**

### **ENTRANCE LOBBY**

With entrance door, tiled floor and glass panelled door to ...

### **HALLWAY**

With openings to the dining room and inner hallway.

### **DINING ROOM - 4m x 3.53m (13'1" x 11'7")**

With attractive feature surround with marble inset and hearth. Sash window to the front elevation with shutters. Dado rail, ornate cornicing and radiator.

### **INNER HALLWAY**

With attractive feature staircase to the first floor. Under stairs recess, radiator, rear window and door.

### **CLOAKROOM/WC - 1.68m x 1.14m (5'6" x 3'9")**

With low level WC and wash hand basin. Radiator, side window and coved ceiling.

### **LOUNGE - 8.18m (26'10") x 3.5m (11'6") reducing to 2.92m (9'7")**

Wood burner in chimney breast recess with hearth. Sash window to the front with shutters and glass panelled rear access door with matching top and side panels. Three radiators and exposed wood flooring.

### **DINING KITCHEN - 6.96m x 3.33m (22'10" x 10'11")**

Fitted wall and floor units incorporating a twin bowl stainless steel sink unit. Built-in double oven with ceramic hob and extractor fan. Plumbing for automatic washing machine, two radiators, rear glass panelled window and double doors to the rear garden.

## **FIRST FLOOR**

### **LANDING**

With Georgian style rear window, ornate cornicing and Lobby with staircase to the second floor.

### **BEDROOM ONE - 4.95m (16'3") x 4.55m (14'11") reducing to 3.02m (9'11")**

Two sash windows to the front with fitted shutters. Three cast iron radiators and decorative cornicing.

### **BEDROOM TWO - 4.57m (15') x 3.07m (10'1") to chimney breast**

Sash window with shutters.

### **BEDROOM THREE - 3.48m (11'5") x 2.97m (9'9") reducing to 2.2m (7'3")**

Built-in cupboard with wall mounted Worcester boiler and rear sash window.



### **BATHROOM - 3.38m x 2.8m (11'1" x 9'2")**

Luxuriously redesigned with a free standing bath, twin wash hand basins in an attractive vanity unit and low level WC. Large feature shower enclosure, tiled floor, double glazed window and downlighting.

### **SECOND FLOOR**

#### **LANDING AREA**

With sash window.

### **BEDROOM FOUR - 3.01m x 2.86m (9'11" x 9'5")**

Sash window to the rear.

### **EN-SUITE SHOWER ROOM - 3.01m x 2.18m (9'11" x 7'2")**

### **BEDROOM FIVE - 5.13m x 3.12m (16'10" x 10'3")**

Sash window to the rear and eaves storage. Opening to further storage area.

### **EXTERNALLY**

#### **GARDENS & PARKING**

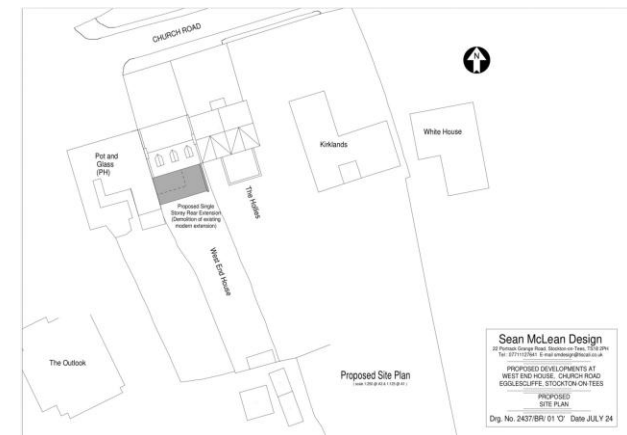
Lawned front garden with shrub borders and an attractive, decorative wrought iron rail to the front boundary with matching gate and access path to the front entrance. To the rear there is a generous, established garden enjoying a southerly aspect and being mainly laid to lawn with an abundance of shrubs and trees, together with two crazy paved patio areas. Directly opposite the house to the front, there is a further area of land included in the sale. This section has shrubs and trees and provides off street parking.

#### **TENURE - FREEHOLD**

#### **COUNCIL TAX BAND G**

**AGENTS REF: - DC/LS/YAR260093/18032026**

**VIEWING:** By appointment through our Yarm office on  
Tel: **01642 788878**



# West End House, Church Road, Egglecliffe, Stockton-On-Tees, TS16 9DQ



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**Stacey Holmes**  
Yarm Branch



T. 01642 788878  
E. yarm@michaelpoole.co.uk  
59 High Street, Yarm. TS15 9BH

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