



## 5 Formby Walk, Eaglescliffe, TS16 9EL

Asking Price: £215,000 Freehold

**2 Total Bedrooms | 3 Reception Rooms | 2  
Bathrooms**



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Impeccably presented, this charming detached house in a sought-after residential area offers the perfect blend of comfort and convenience. Boasting two double bedrooms, the master bedroom with an en suite this homely property is well-maintained and ready for its new owners to move in and make it their own. The attractive garden provides a peaceful retreat for outdoor relaxation, while the garage offers secure parking and additional storage space. With tasteful decor throughout, this



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.