



## Birch Close, Kirklevington, Yarm, TS15 9NH

This lovely 2 bedroomed DETACHED bungalow is set in a small cul-de-sac position in the desirable village of Kirklevington.

The accommodation comprises of a welcoming entrance hall leading to a bright, spacious lounge; kitchen with gas hob, electric double oven and breakfast bar; two bedrooms with Baker & Stonehouse fitted wardrobes and shower room with large walk in shower.

Externally, the property is approached via a generous block paved driveway leading to a single garage. There is a lawned garden to the front and a private large lawned rear garden which also features a decked area and timber shed.

The accommodation is warmed by gas central heating, double glazing is installed and a part boarded loft offers additional storage.

This property is surrounded by countryside where relaxing walks can be enjoyed away from the hustle and bustle. A short drive takes you to the historic town of Yarm with its multitude of shops, bars, restaurants and amenities. Located within walking distance is the highly regarded local primary school and there is a bus service to Conyers secondary school.

Asking Price £270,000



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HALL

LOUNGE  
20" x 11'10" (6.10m x 3.61m)

KITCHEN  
13'3" x 7'4" (4.04m x 2.24m)

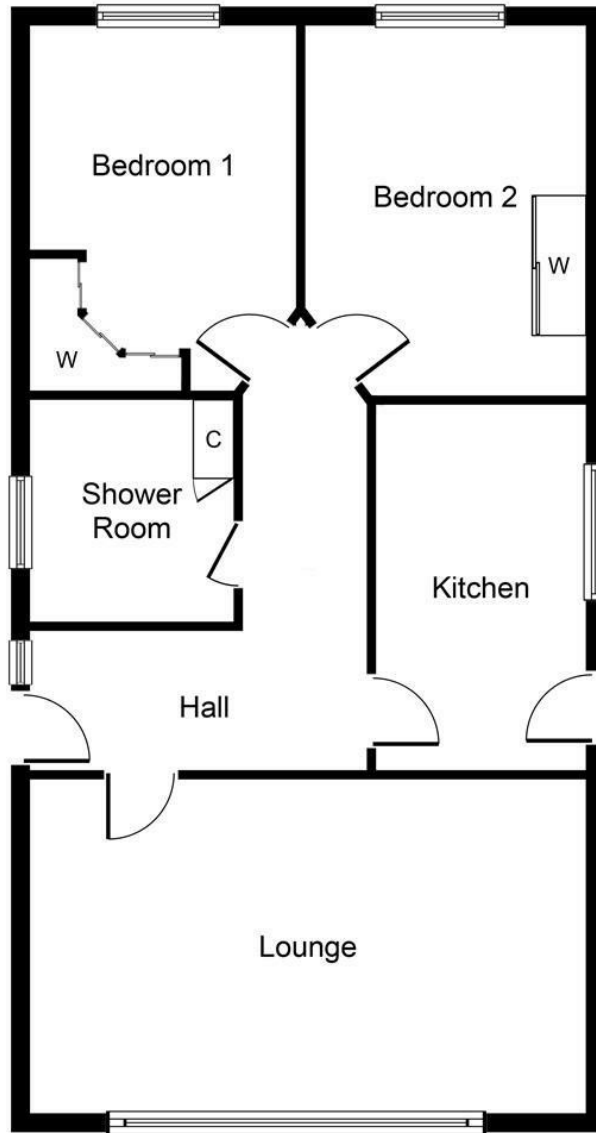
SHOWER ROOM  
7'4" x 7'2" (2.24m x 2.18m)

BEDROOM ONE  
13" x 9'10" (3.96m x 3.00m)

BEDROOM TWO  
13" x 9'9" (3.96m x 2.97m)

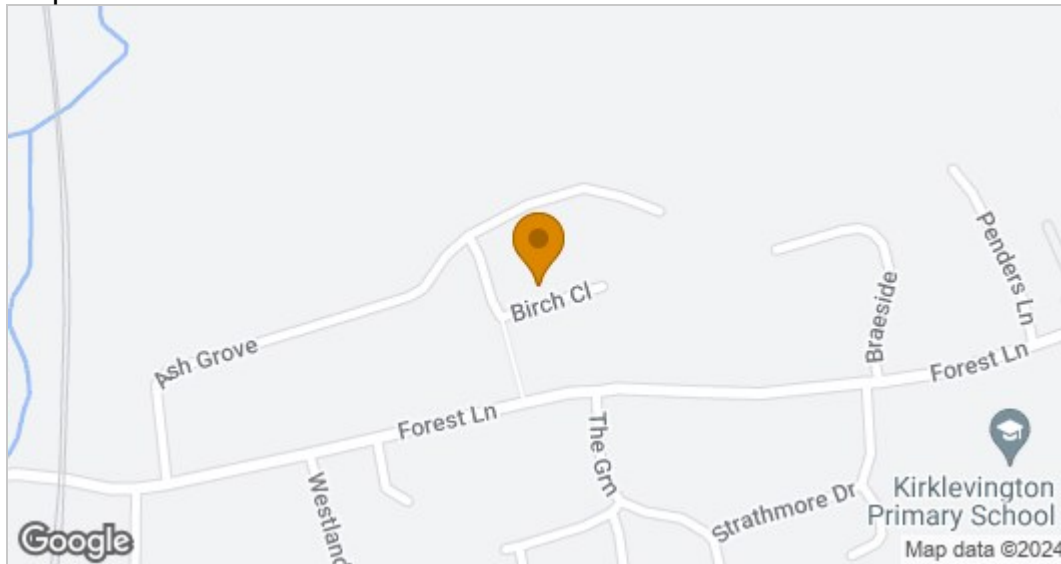


Floor Plan



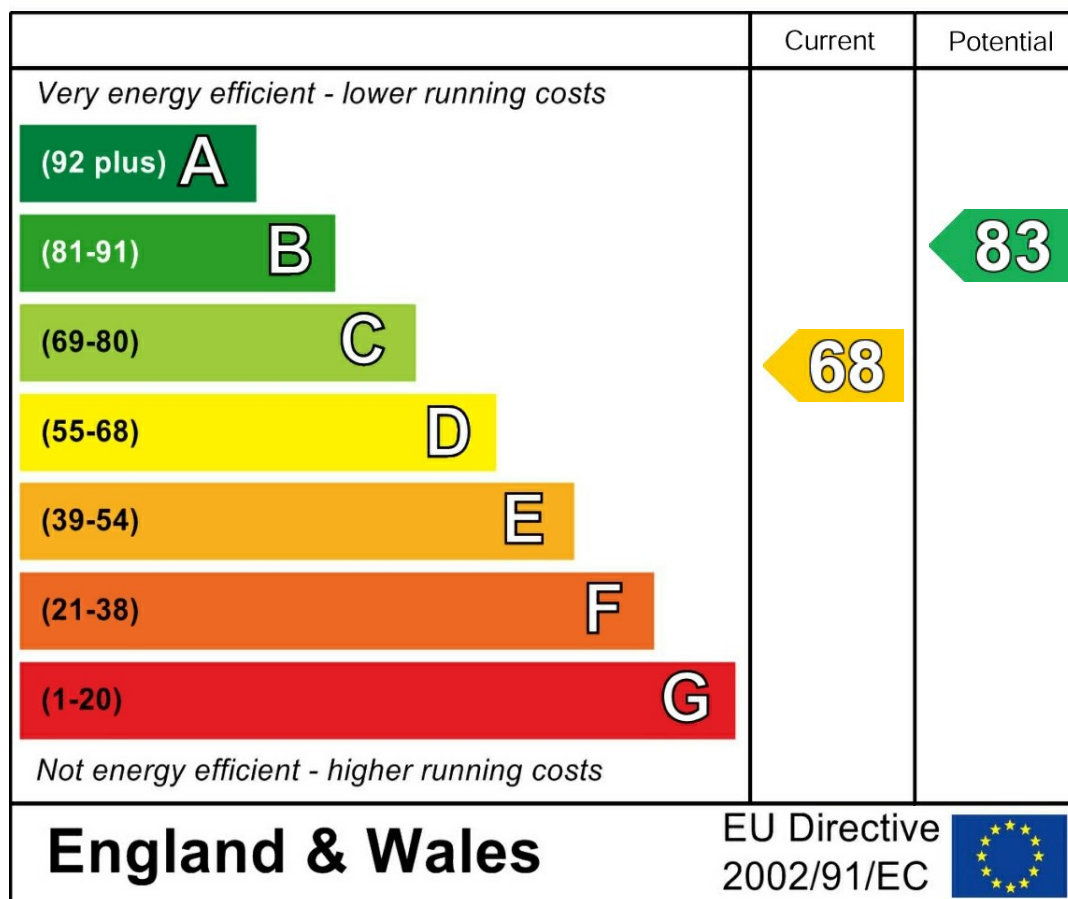
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Map



EPC graph

### Energy Efficiency Rating



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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