



## Kirklevington Grange, Yarm, TS15 9LL

This extended semi detached house is set within a small development of homes nicely positioned overlooking the central green of Kirklevington Grange and is offered for sale with the benefit of no onward chain. The property offers spacious accommodation, ideal for families seeking both comfort and convenience. The property benefits from gas central heating via a combi boiler, uPVC double glazed windows and doors, and oak internal doors, all combining to create a warm and modern feel throughout.

The hallway with tiled flooring leads to a useful study, perfect for home working, along with a breakfast room and a practical ground floor shower room/WC. The kitchen is fitted with attractive Shaker style units and features a Rangemaster five burner range cooker and integrated dishwasher, providing an excellent space for cooking and entertaining. Separate lounge and dining rooms offer flexible living space, with patio doors opening into a bright conservatory that enjoys views over and access to the rear garden.

To the first floor there are three bedrooms, with the main bedroom recently enhanced by sliding wardrobes and bedroom two benefitting from built-in robes. The family bathroom is fitted with a white suite and shower over the bath.

Externally, the front garden is complemented by a wide block paved driveway providing ample off-road parking. The rear garden is a generous size, mainly laid to lawn with a patio seating area and additional groundwork prepared for a second patio, offering further potential for outdoor entertainers.

Reputable primary and secondary schools are within easy reach and Yarm High Street is a short distance away. For commuting there are excellent road links to the A19, A66 and A1 providing access across Teesside to Newcastle, Durham and beyond. Yarm Railway Station is approximately 1 mile distance from the property where travel is available to York and Manchester Airport.

Offers In The Region Of £245,000



HALL

LOUNGE

15'5" x 11'5" (4.70m x 3.48m)

KITCHEN

14'1" x 13'2" (4.29m x 4.01m)

BREAKFAST ROOM

9'9" x 9'5" (2.97m x 2.87m)

DINING ROOM

11'11" x 9'4" (3.63m x 2.84m )

CONSERVATORY

10'9" x 9'8" (3.28m x 2.95m)

LANDING

BEDROOM ONE

11'4" x 11'10" (3.45m x 3.61m)

BEDROOM TWO

12'9" x 9'4" (3.89m x 2.84m)

BEDROOM THREE

10' x 7'5" (3.05m x 2.26m)

BATHROOM

9' x 6'4" (2.74m x 1.93m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.







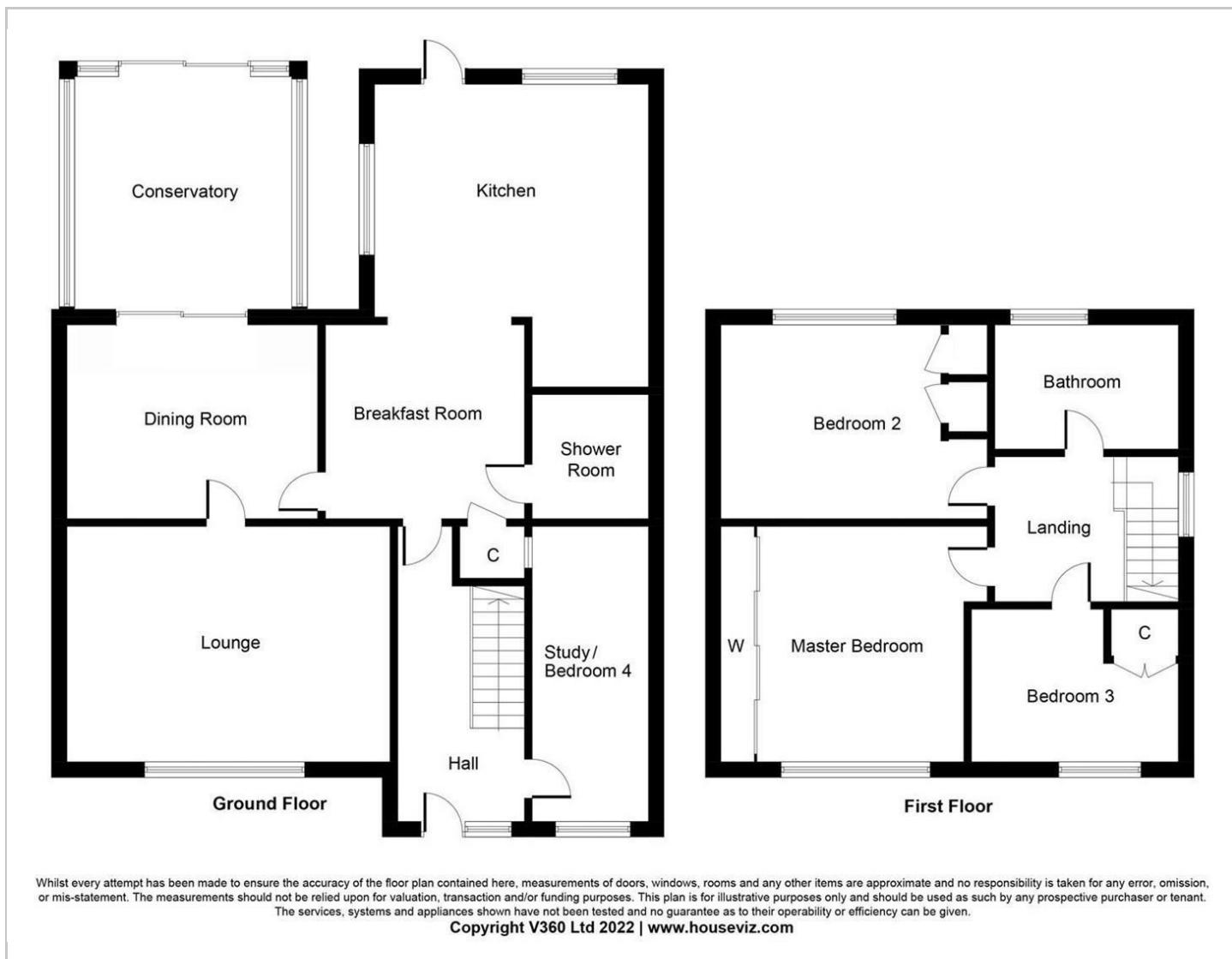
## Map



## EPC graph

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		74	83
EU Directive 2002/91/EC			

## Floor Plan



## VIEWING

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

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