

 **HOUSE  
CLICKERS**  
**YOUR LOCAL PROPERTY EXPERTS**



Scugdale Close, Yarm, TS15 9UG  
**£250,000**

Superb Family Home Located in a highly sort after close only a few minutes' walk from Yarm Train station, Co-op, Conyers Secondary school, Layfield Primary and 5 minutes' drive to the historic Yarm high street And Yarm Primary School. The family home has been very well maintained and the current owners have recently had a fantastic new contemporary kitchen and bathroom suite installed. On the ground floor there is a porch, Spacious lounge, Contemporary Kitchen/Diner, Wc and Sunroom/Utility area with French doors out to the rear garden and access to the garage. On The First floor there is a Family bathroom and 3 Bedrooms of which 2 have built in wardrobes Externally there is a beautiful front lawned garden and to the rear there is a Private easy maintenance Garden with paved area, driveway and single Garage. This property is guaranteed to appeal to a wide market so please call now to book your viewing to avoid disappointment

#### Entrance Hall

#### Wc

5' 5" x 3' 1" (1.65m x 0.94m)

#### Lounge

14' 4" x 13' 2" (4.37m x 4.01m)

#### Kitchen/Diner

17' 9" x 10' 10" (5.41m x 3.30m)

#### Utility room

8' 7" x 7' 7" (2.61m x 2.31m)

#### Bedroom 1

11' 10" x 9' 11" (3.60m x 3.02m)

#### Bedroom 2

10' 6" x 10' 1" (3.20m x 3.07m)

#### Bedroom 3

8' 8" x 7' 8" (2.64m x 2.34m)

#### Bathroom

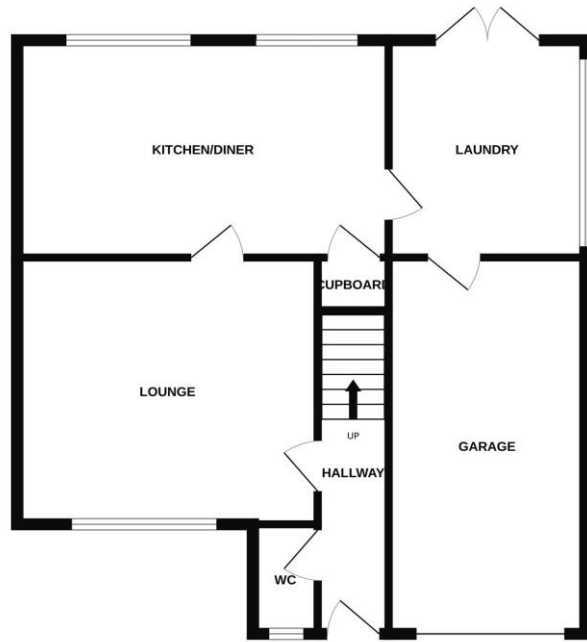
7' 0" x 6' 11" (2.13m x 2.11m)

#### Garage

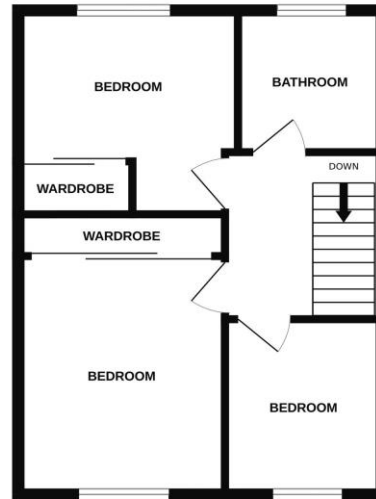




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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