



Linden Crescent, Yarm, TS15 9FX

welcome to

Linden Crescent, Yarm

Manners & Harrison are delighted to welcome to the market this modern four bedroom family home situated in the much sought after area of Yarm.

Entrance Hall

Stairs to first floor and wine storage understairs.

Lounge

19' 5" x 11' 7" (5.92m x 3.53m)

Window to front, window to rear, media wall and two radiators.

Reception Room

9' 3" x 9' 2" (2.82m x 2.79m)

Window to front and radiator.

Kitchen

13' 2" x 12' 1" (4.01m x 3.68m)

Wall and base units with work surfaces, sink/drainers, gas hob with extractor over, double oven, bi-fold doors, TV point and two radiators.

Utility Room

9' 3" x 6' 2" (2.82m x 1.88m)

Window to side, sink.

Landing

Loft access (boarded loft), window to rear and radiator.

Bedroom 1

19' 2" x 9' 7" (5.84m x 2.92m)

Window to front, TV point and radiator.

En Suite

Low level low flush WC, wash hand basin, walk in shower, towel rail and window to side.

Bedroom 2

12' 5" x 9' 8" (3.78m x 2.95m)

Window to rear and radiator.

Bedroom 3

11' 8" x 8' 9" (3.56m x 2.67m)

Window to front and radiator.

Bedroom 4

9' 8" x 6' 3" (2.95m x 1.91m)

Window to front and radiator.

Bathroom

Low level low flush WC, wash hand basin, bath, window to side and towel rail.

Externally

Front Garden

Laid to lawn and driveway leading to garage.

Rear Garden

Laid lawn and patio area.

Garage





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welcome to

Linden Crescent, Yarm

- FOUR BEDROOMS
- EXCELLENT LOCATION
- EN SUITE
- DRIVE AND GARAGE
- IMPRESSIVE WINE STORE

Tenure: Freehold EPC Rating: B

£425,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
STO113431 - 0003

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