



Smith & Friends are pleased to offer to the market this exceptional 4 bedroom detached family home. This 'Avant' built Pendlebury design property is situated on the popular 'Tall Trees' development in Yarm. The property comprises of entrance hallway, living room, kitchen/diner, study, cloaks/WC/utility, landing, 4 bedrooms, en-suite to bedroom 1 and bathroom/WC. There is ample parking with 3 spaces and a single garage. The property is situated on a plot with a good size rear garden and a patio area that flows from the bi-fold doors from kitchen/diner. There are primary and secondary schools within a mile of the property in addition to Yarm railway station being within 1 mile of the property.

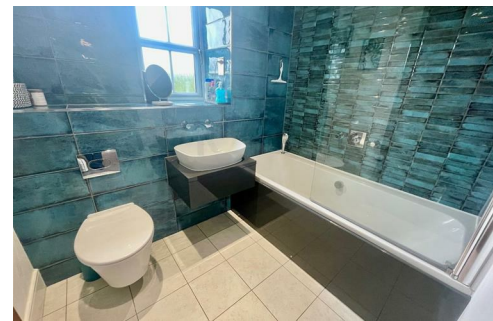
**Linden Crescent, Yarm, TS15 9FX**  
**4 Bed - House - Detached**  
**£400,000**  
**EPC Rating: B**  
**Council Tax Band: F**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Linden Crescent, Yarm, TS15 9FX

- Entrance Hallway  
19'5" x 6'10" (5.93 x 2.09)
- Living Room  
21'7" x 11'10" (6.59 x 3.62)
- Kitchen  
13'2" x 12'1" (4.03 x 3.69)
- Study  
9'3" x 8'11" (2.82 x 2.72)
- WC  
9'3" x 8'11" (2.82 x 2.72)
- Landing  
12'9" x 12'4" (3.91 x 3.78)
- Bedroom 1  
10'11" x 9'10" (3.34 x 3)
- En-Suite  
8'3" x 4'7" (2.52 x 1.4)
- Bedroom 2  
11'11" x 9'1" (3.64 x 2.78)
- Bedroom 3  
10'2" x 9'8" (3.11 x 2.96)
- Bedroom 4  
9'10" x 6'3" (3.02 x 1.93)
- Bathroom/w.c.  
7'3" x 5'7" (2.22 x 1.71)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

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