



Smith & Friends are delighted to market this semi-detached property, positioned on the Talls Trees Development, within walking distance of Yarm Railway Station and Conyers Secondary School making this an ideal family home.

To the ground floor is a wide entrance hall, cloakroom/wc, open plan lounge/dining room with bi-fold doors leading out to the rear garden, and contemporary fitted kitchen with an excellent range of high gloss units incorporating integrated appliances.

The first floor landing provides access to the master bedroom with fitted wardrobes and en-suite shower room, along with bedroom two with bay window to the front aspect. Two further bedrooms and a family bathroom are located on the second floor.

Externally the property provides parking to the front with a block paved driveway, offering parking space for three cars and a single garage. The side aspect has gated access to the enclosed south-west facing rear garden, mainly laid to lawn with paved patio area.

**Linden Crescent, Yarm, TS15 9FX**  
**4 Bed - House - Semi-Detached**  
**Offers In Excess Of £269,995**  
**EPC Rating: B**  
**Council Tax Band: D**  
**Tenure: Freehold**



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# Linden Crescent, Yarm, TS15 9FX

Family/Dining room  
21'10" x 17'2" (6.68m x 5.24m)

Kitchen  
12'8" x 9'10" (3.87m x 3m)

Master Bedroom  
10'7" x 9'10" (3.23m x 3.01m)

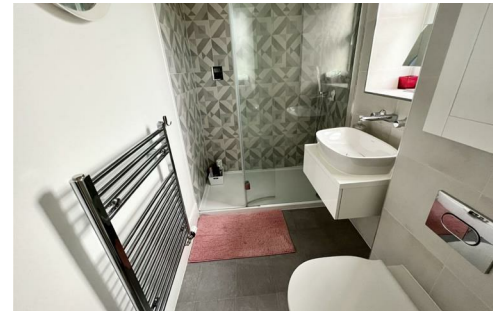
Bedroom 2  
9'11" x 9'10" (3.03m x 3.02m)

Bedroom 3  
12'6" x 9'4" (3.83m x 2.85m)

Bedroom 4  
12'6" x 9'4" (3.83m x 2.85m)

En-Suite  
7'6" x 4'11" (2.29m x 1.5m)

Bathroom  
7'2" x 6'5" (2.2 x 1.96m)



**Linden Crsecent**  
Approximate Gross Internal Area  
1399 sq ft - 130 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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	86	
(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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