



We are pleased to offer for sale a beautifully presented two bedroom end terrace cottage located in the sought after village of Low Worsall approximately two miles from Yarm High Street. Extended and refurbished to a high standard including a refitted bathroom and in immaculate decorative order throughout with all fitted carpets, floor coverings and blinds included in the sale.

Great care has been taken to retain the original charm and character and the lounge has a superb beamed ceiling and multi fuel stove. Other improvements include the installation of oil central heating, Upvc double glazing and the installation of engineered oak flooring to the sitting room.

Peartree Cottage is one of four cottage style properties located on Ashtree Terrace in the delightful village of Low Worsall close to attractive walkways and open countryside. Approximately two miles from Yarm High Street where there a superb range of shopping and leisure facilities. An excellent network of roads providing easy access to the surrounding residential and commercial areas including Stockton, Northallerton and Darlington.

The well appointed accommodation briefly comprises: spacious Sitting Room with staircase to the first floor and french doors to the rear garden, large fitted Kitchen/ Dining Room with solid wood fitted units, granite fitted worktops, electric range cooker, integrated freezer, space for a table and chairs, slate flooring and stable door to the garden, Cloakroom/ wc with refitted white suite and tiled flooring, Landing with feature arched window, Bedroom 1 with large walk in wardrobe, Bedroom 2 with a range of fitted wardrobes and a lovely refitted Bathroom/ wc with a white suite, waterfall shower and tiled flooring.

An internal inspection is highly recommended to appreciate the property fully.

**1 Ashtree Terrace, Yarm, TS15 9PN**

**2 Bedroom - Cottage - Terraced**

**£279,950**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: C**



1 Ashtree Terrace, Yarm, TS15 9PN

**GROUND FLOOR**

**Sitting Room**

20'6 x 14'0 (6.25m x 4.27m)

**Kitchen/ Dining Room**

16'2 x 9'2 (4.93m x 2.79m)

**Cloakroom/ wc**

4'4 x 3'0 (1.32m x 0.91m)

**FIRST FLOOR**

**Landing**

**Bedroom 1**

11'10 x 9'0 (3.61m x 2.74m)

**Bedroom 2**

11'10 x 7'4 plus wardrobes (3.61m x 2.24m plus wardrobes)

**Bathroom/ wc**

8'0 x 5'8 (2.44m x 1.73m)



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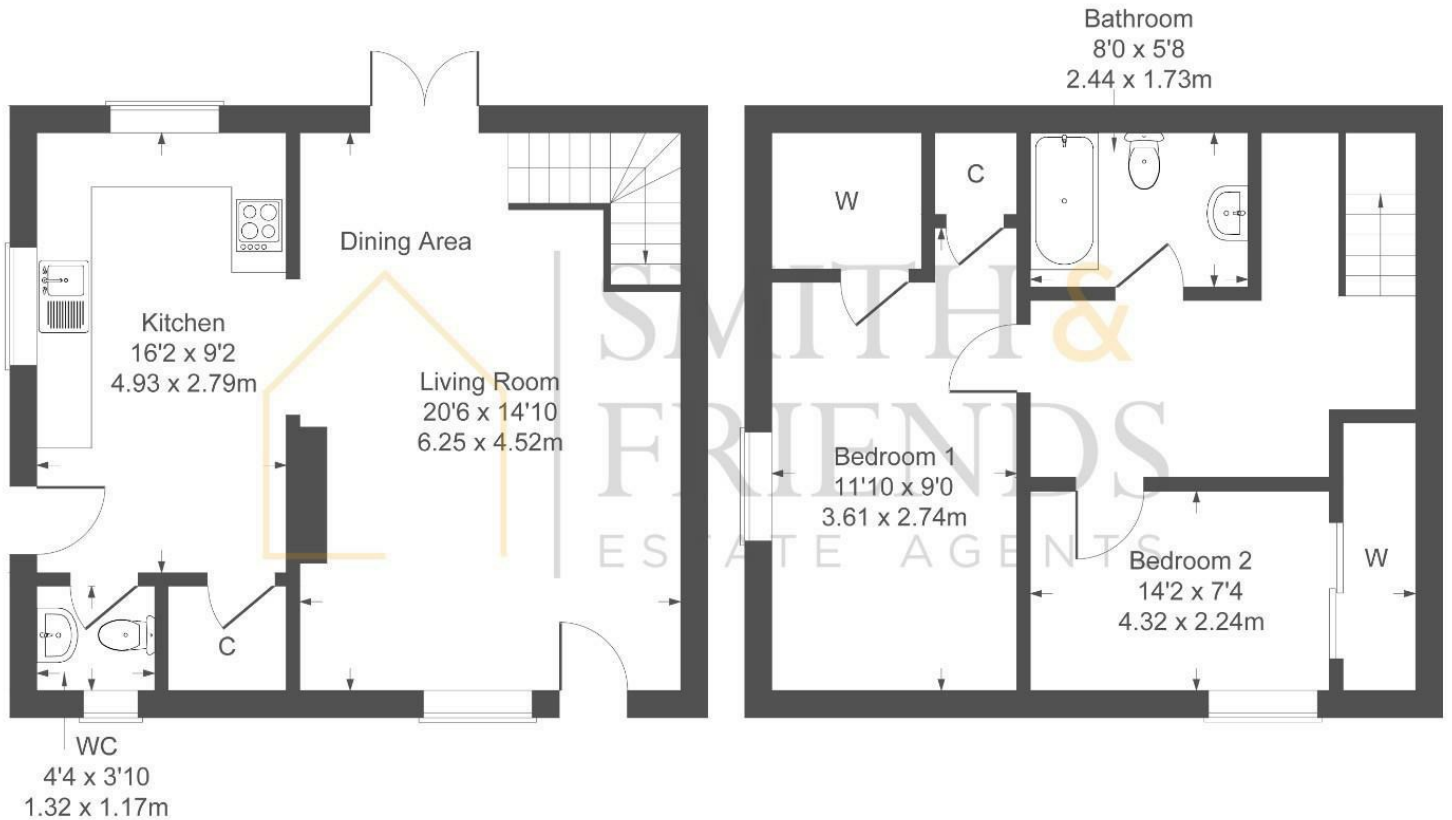


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# Ashtree Terrace, Low Worsall

Approximate Gross Internal Area

970 sq ft - 90 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. We can recommend financial services, surveying and conveyancing 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			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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