



12 Lingfield Road , Yarm, TS15 9RB

AVAILABLE NOW - SORRY NO PETS OR SMOKERS.

A very well presented semi detached house situated in a sought after Yarm location within close proximity of Levendale Primary School and catchment of the highly regarded Conyers Secondary School.

Internally the accommodation to the ground floor comprises a good sized entrance porch, spacious lounge and an attractive kitchen fitted/dining room with integrated oven and hob. The first floor landing provides access to two double bedrooms and to a refitted shower room with large walk in shower area.

Outside there are low maintenance graveled areas to the front and to part of the rear garden. A lawn and a hardstanding area are also feature in the rear garden, plus a garden shed. The driveway provides ample space to park two cars.

Yarm's cobbled High Street is just over a mile away, with its excellent range of coffee shops, bars, restaurants and lovely Riverside walks. Yarm Railway Station is around a 5 minute drive away.

£850

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, Yarm, TS15 9RB



- SEMI DETACHED HOUSE
- 2 BEDROOMS
- WELL PRESENTED
- LARGE DRIVEWAY WITH AMPLE PARKING
- POPULAR LOCATION
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING - COMBI BOILER
- DOUBLE GLAZED WINDOWS

PORCH

4'8" x 3'11" (1.42m x 1.19m)

LOUNGE

14'7" x 12'10" (4.45m x 3.91m)

KITCHEN/DINING ROOM

12'10" x 9' (3.91m x 2.74m)

LANDING

BEDROOM ONE

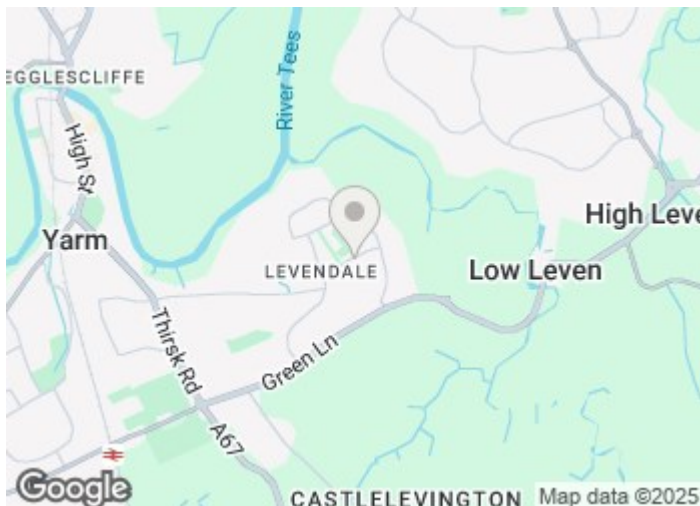
12'11" x 9'7" (3.94m x 2.92m)

BEDROOM TWO

12'11" x 9'7" (3.94m x 2.92m)

SHOWER ROOM

7'9" x 4'7" (2.36m x 1.40m)



Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

