



Linden Crescent, Yarm, TS15 9FX
4 Bed - House - Detached
Offers Over £375,000

Council Tax Band: F
EPC Rating: B
Tenure: Freehold

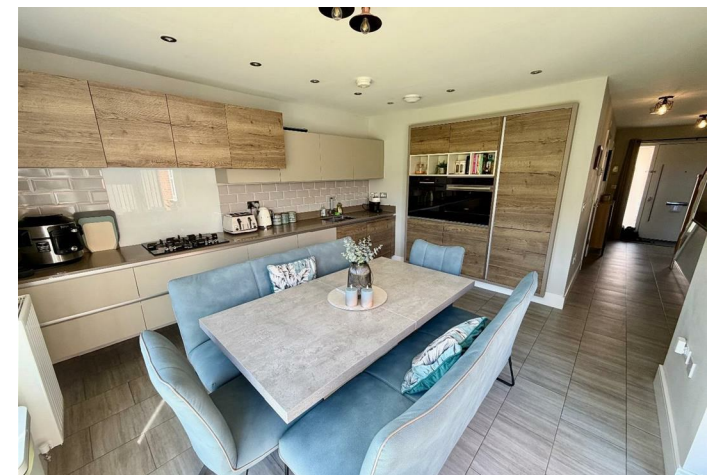


SMITH &
FRIENDS
ESTATE AGENTS



Linden Crescent, Yarm, TS15 9FX

An exceptionally well presented 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 a mile also. Yarm High Street itself offers plenty of amenities with shops, cafes, restaurants and bars. The A19 is within a 10 minute drive and access to both North and South bound carriageways which provides easy commuting to surrounding areas.



Entrance Hallway
19'5" x 6'10"

Living Room
21'7" x 11'10"

Kitchen
13'2" x 12'1"

Study
9'3" x 8'11"

WC
9'3" x 8'11"

Landing
12'9" x 12'4"

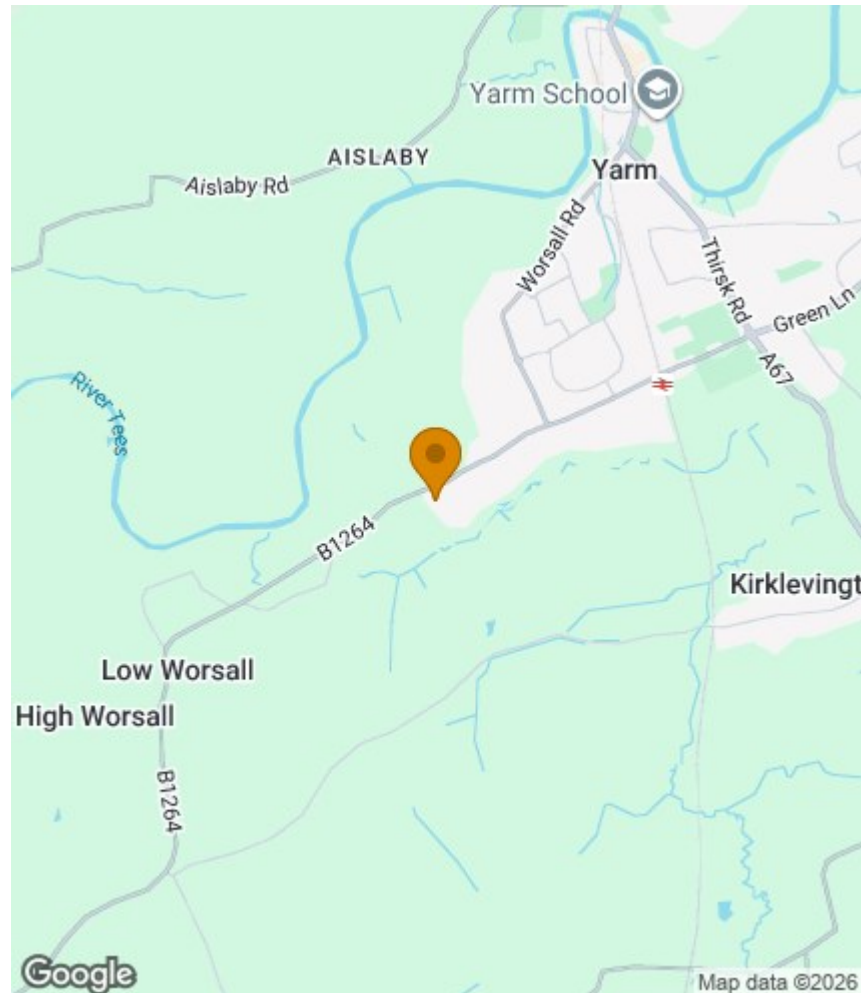
Bedroom 1
10'11" x 9'10"

En-Suite
8'3" x 4'7"

Bedroom 2
11'11" x 9'1"

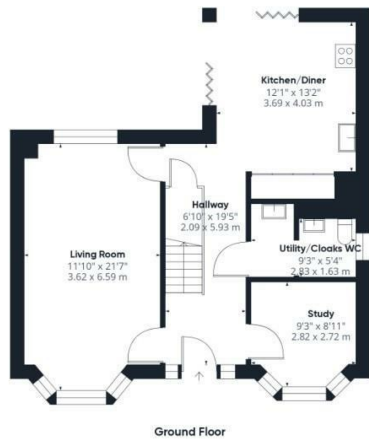
Bedroom 3
10'2" x 9'8"

Bedroom 4
9'10" x 6'3"

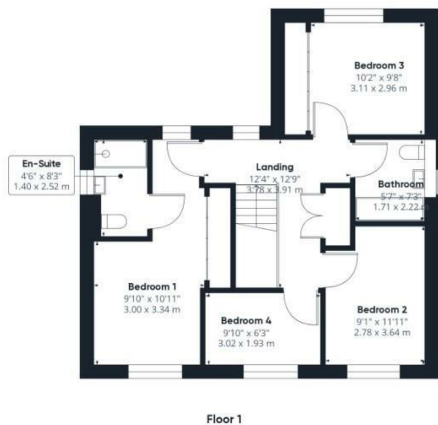




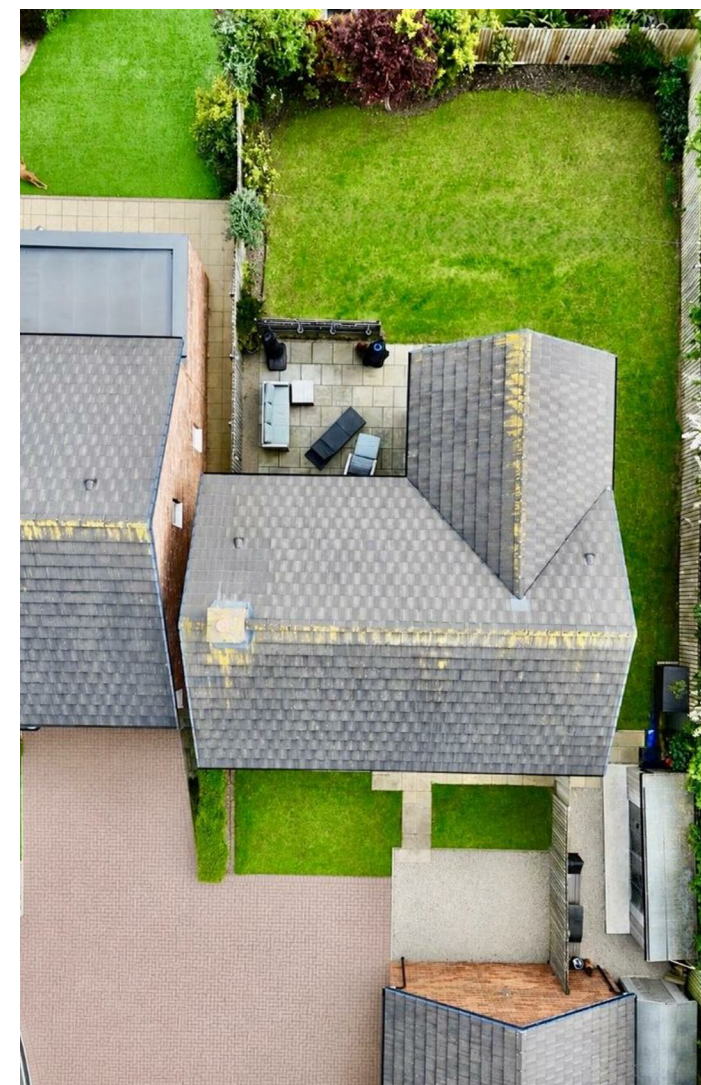




Approximate total area*
1345.68 ft²
125.02 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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		
England & Wales	EU Directive 2002/91/EC	



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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

21 Bishop Street, Stockton-on-Tees, TS18 1SY
Tel: 01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

