

MALLARD DRIVE, YARM, TS15 9FD



- ▲ Very competitively priced for an early sale and available with NO ONWARD CHAIN
- ▲ A nicely presented three bedroom detached home set within the popular Leven Woods development in Yarm
- ▲ Well placed for access to highly regarded Junior and Secondary schooling, shopping facilities and Yarm Railway Station
- ▲ Spacious Lounge/Diner with double glazed French doors opening to the rear garden
- ▲ Kitchen with built in oven and hob, integrated fridge/freezer, dishwasher and washing machine
- ▲ Bathroom with white three piece suite and ground floor Cloakroom/WC
- ▲ Three bedrooms, with the Master having an En-Suite Shower Room
- ▲ Landscaped gardens, block paved side driveway and purpose built Summerhouse/outdoor office
- ▲ Gas central heating system via a combination boiler and double glazing

£240,000

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Very competitively priced for an early sale and available with NO ONWARD CHAIN, A nicely presented three bedroom detached home set within the popular Leven Woods development in Yarm with landscaped gardens, block paved side driveway and purpose built Summerhouse/outdoor office.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE/DINING ROOM - 4.59m (15'1") reducing to 3.49m (11'5") x 4.42m (14'6")

KITCHEN - 3.69m x 2.45m (12'1" x 8')

FIRST FLOOR

LANDING

BEDROOM ONE - 4.20m (13'9") reducing to 3.63m (11'11") x 2.61m (8'7")

EN-SUITE SHOWER ROOM - 2.57m x 1.33m (8'5" x 4'4")

BEDROOM TWO - 3.10m x 2.61m (10'2" x 8'7")

BEDROOM THREE - 2.70m x 1.90m (8'10" x 6'3")

BATHROOM

TO VIEW: Tel: 01642 788878
59 High Street, Yarm, TS15 9BH

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EXTERNALLY

GARDENS & PARKING

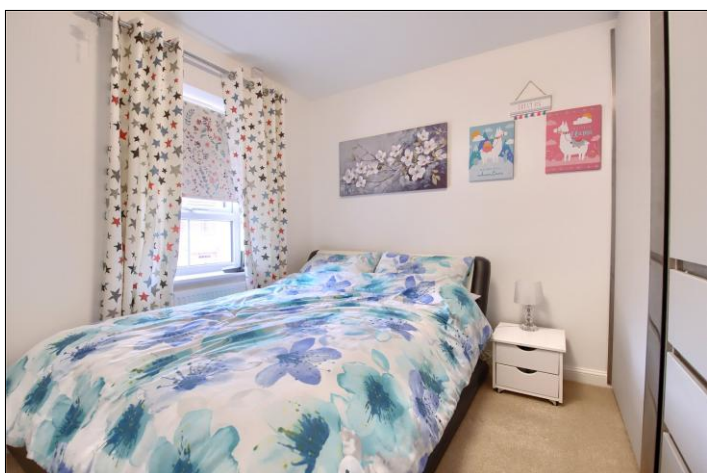
Shrub garden to the front of the house. To the side there is a block paved driveway offering off street parking and having an electric car charging point. The professionally landscaped rear garden has been adapted for easy maintenance, with astro turf lawns, decked seating areas, gravelled borders and there is an impressive purpose built summerhouse/outdoor office.

AGENTS REF: - DC/LS/YAR250406/20032026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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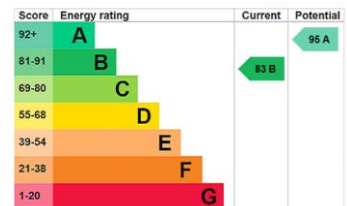
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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