



36a Worsall Road, Yarm
£545,000





36a Worsall Road

Yarm

A substantial, individually designed four double bedroom detached family residence enjoying delightful open views to the rear.

- A substantial, individually designed four double bedroom detached family residence enjoying delightful open views to the rear
- Occupying a generous plot with attractive established gardens, a block paved driveway and off street parking area, together with a double garage
- Offered for sale with NO ONWARD CHAIN and well worth early internal viewing
- Spacious lounge with gas fire in stone fireplace, separate dining room and versatile study/snug
- Kitchen with a generous range of fitted units and integrated fridge/freezer
- Ground floor Cloakroom/WC
- Four bedrooms, all having fitted wardrobes
- En-suite shower room to the master bedroom and family bathroom
- Gas central heating system and double glazed windows
- Prime location close to highly regarded junior and secondary schooling and being a short walk from the cosmopolitan High Street

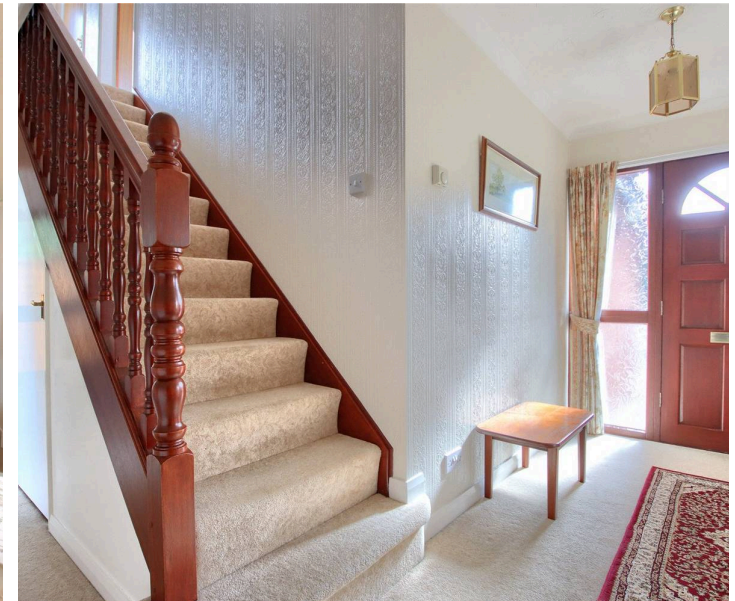


Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

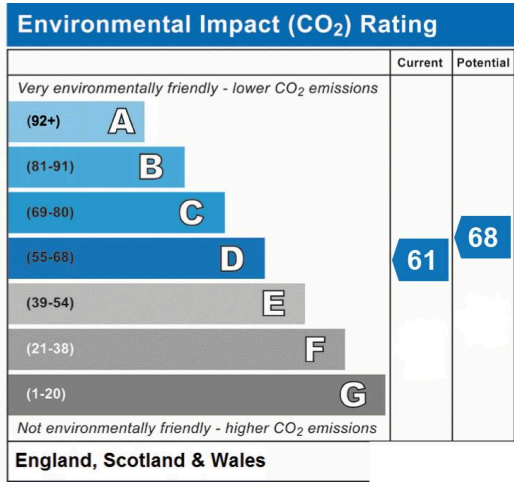
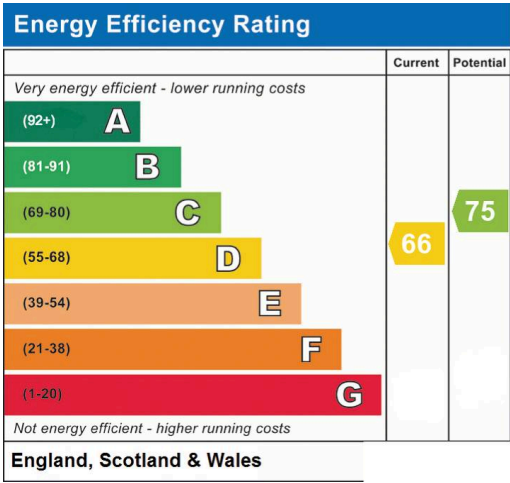
DC/LS/17092026











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.
Made with floorplan 02026



Michael Poole

Michael Poole, 59 High Street – TS15 9BH

01642788878

Yarm@michaelpoole.co.uk

michaelpoole.co.uk/