

ASH GROVE, KIRKLEVINGTON, YARM, TS15 9NQ



- ▲ Three Double Bedroom Detached House
- ▲ CHAIN FREE Sale
- ▲ Bottom of a Cul-De-Sac

- ▲ Perfect Project Property
- ▲ Southerly Facing Rear Garden
- ▲ Popular Village Setting of Kirklevington
- ▲ Driveway & Garage

£295,000

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This well cared for three true double bedroom detached house is offered to the market with a simple CHAIN FREE sale and is an ideal purchase for someone looking to add their own stamp to a property.

Nicely positioned within the popular Village setting of Kirklevington and set at the end of a cul-de-sac, the house features an integrated garage, off street parking on the driveway, UPVC double glazing and gas central heating with combi boiler.

The property comprises entrance hall, lounge/diner, kitchen, lobby and downstairs WC. The first floor has generous landing, three true double bedrooms and bathroom.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 6.1m (max) x 5.6m (20' (max) x 18'4")

KITCHEN - 4.83m x 3.02m (15'10" x 9'11")

LOBBY

WC

FIRST FLOOR

LANDING

BEDROOM ONE - 4.9m x 3.28m (16'1" x 10'9")

BEDROOM TWO - 3.96m x 2.67m (13' x 8'9")

BEDROOM THREE - 5.26m x 2.8m (max) (17'3" x 9'2" (max))

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

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BATHROOM

EXTERNALLY

PARKING, GARAGE & GARDEN

Externally there is a block paved driveway leading to the integrated garage with up and over door, power supply, light and combination boiler. Side gated access leads to the southerly facing rear garden with lawn and mature bush and flowers.

AGENTS REF: - MH/LS/YAR160377/24042026

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: 01642 788878



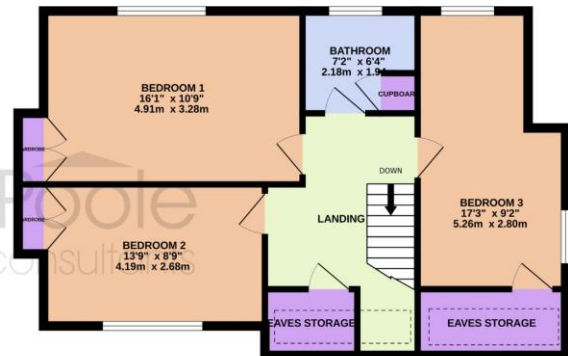
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GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1413 sq.ft. (131.2 sq.m.) approx.

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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