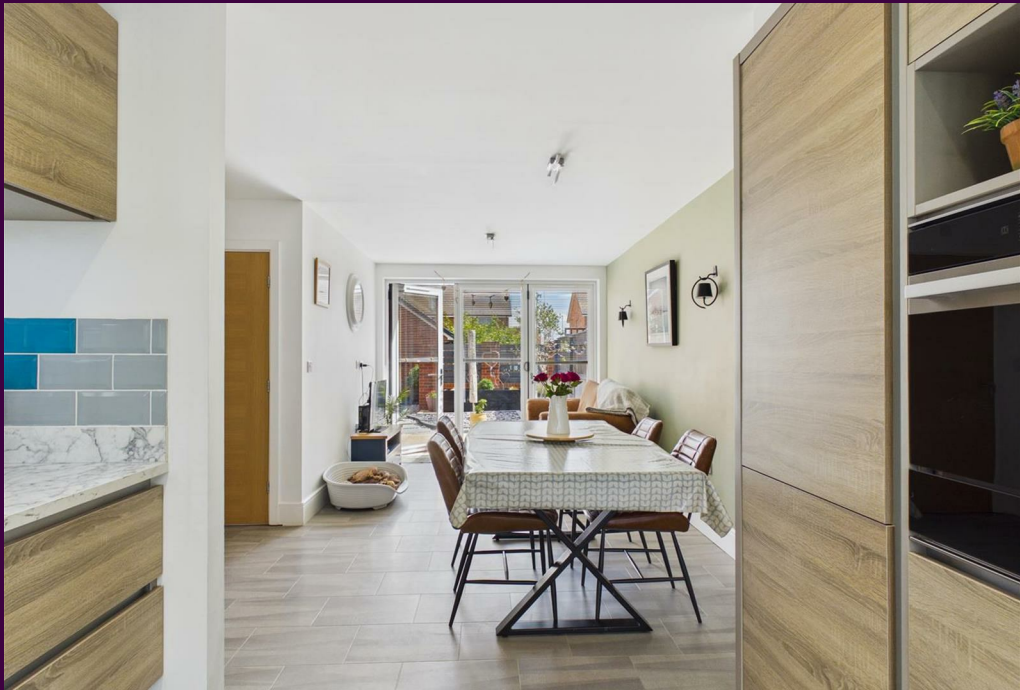
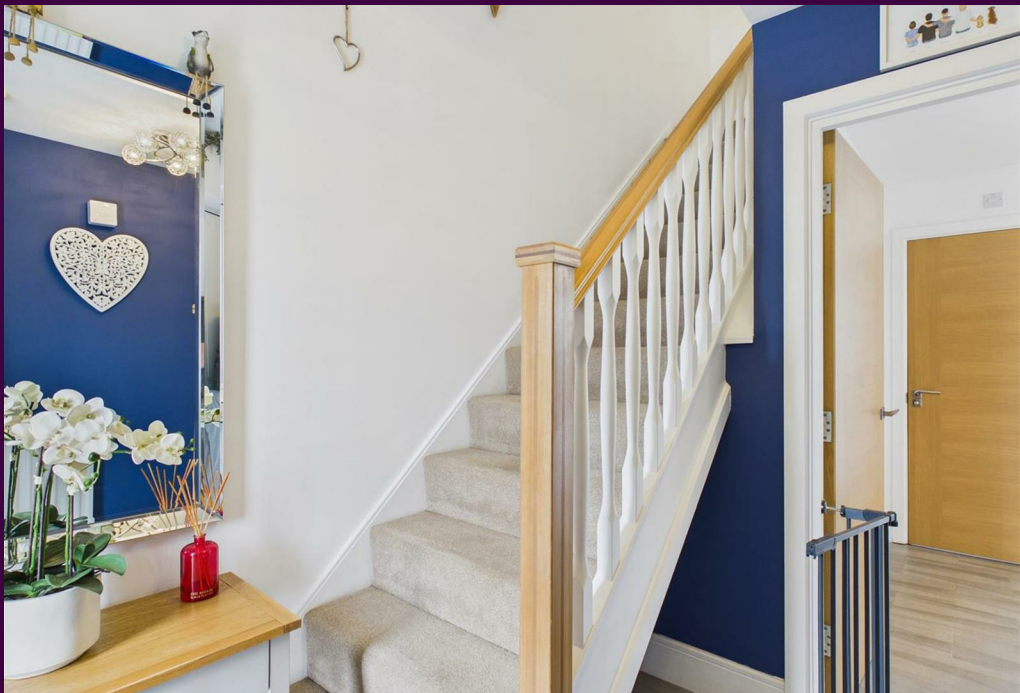


Linden Crescent,



£269,000

**IH** INGLEBY HOMES





Built by 'Avant' in 2018 to this very impressive, and generous design that delivers modern and contemporary accommodation over three spacious levels - internal inspection is strongly advised.

Enjoying a pleasant position, at the edge of the development and overlooking a pleasant green, with playing fields nearby, whilst well situated from highly regarded local schooling, and short drive into Yarm High Street, and the fantastic amenities that brings.

Impressive and well-presented throughout, whilst the superb specification of the kitchen and bathrooms is worthy of special mention. Briefly comprising an entrance hall, stunning open-plan kitchen/dining/family space with bi-fold doors to the garden, with useful utility/storage closet off, and cloakroom/WC to the ground floor.

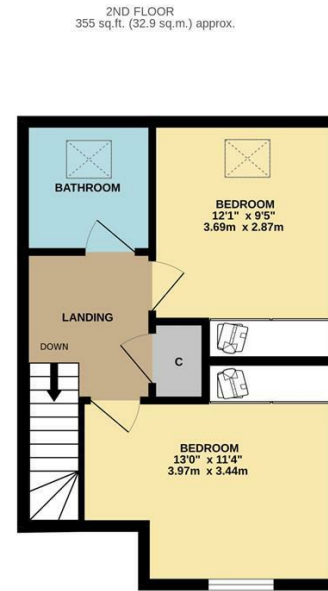
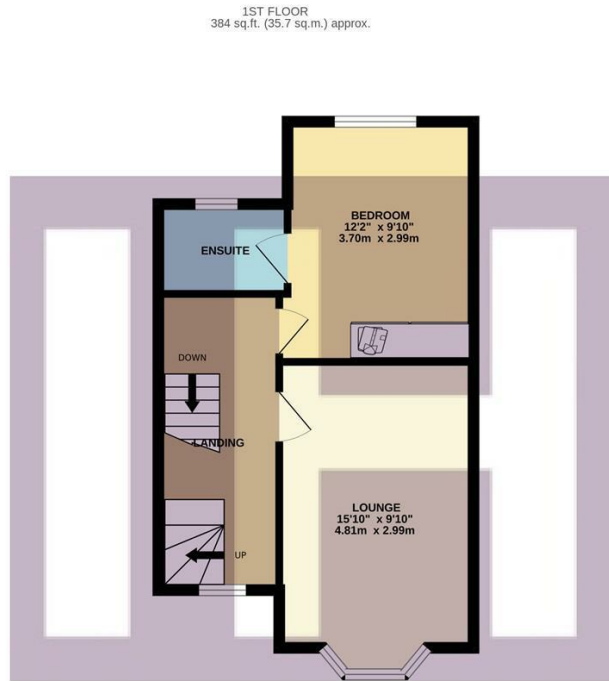
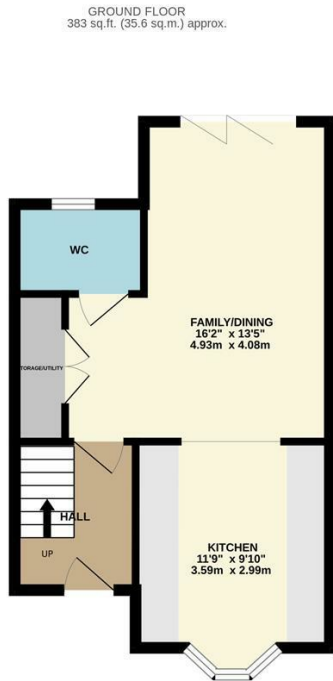
The first floor brings the main living room which enjoys front views over the green, a double bedroom with fitted robes and stylish ensuite. Two further double bedrooms - both with robes and vaulted ceiling feature, are found on the second floor, along with the quality family bathroom.

The front garden is low-maintenance, and hedge enclosed, whilst a sizeable block-paved drive runs along side, approaching the garage. The equally easily maintained, landscaped and enclosed rear garden brings a near end patio and connecting path to a far-end patio and deck, half tucked behind the garage and feeling secluded.

Formerly a shared ownership property but 100% purchase available with £150plus vat price of freehold.



# The Layout



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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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**Energy Efficiency Rating**

| Rating                                      | Current (2002/91/EC) | Potential (EU Directive 2002/91/EC) |
|---------------------------------------------|----------------------|-------------------------------------|
| Very energy efficient - lower running costs |                      |                                     |
| (92-plus) A                                 |                      | 95                                  |
| (81-91) B                                   |                      |                                     |
| (69-80) C                                   |                      |                                     |
| (55-68) D                                   | 85                   |                                     |
| (39-54) E                                   |                      |                                     |
| (21-38) F                                   |                      |                                     |
| (1-20) G                                    |                      |                                     |
| Not energy efficient - higher running costs |                      |                                     |

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Current (2002/91/EC) | Potential (EU Directive 2002/91/EC) |
|-----------------------------------------------------------------|----------------------|-------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                      |                                     |
| (92-plus) A                                                     |                      | 95                                  |
| (81-91) B                                                       |                      |                                     |
| (69-80) C                                                       |                      |                                     |
| (55-68) D                                                       | 85                   |                                     |
| (39-54) E                                                       |                      |                                     |
| (21-38) F                                                       |                      |                                     |
| (1-20) G                                                        |                      |                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                      |                                     |

## The Location

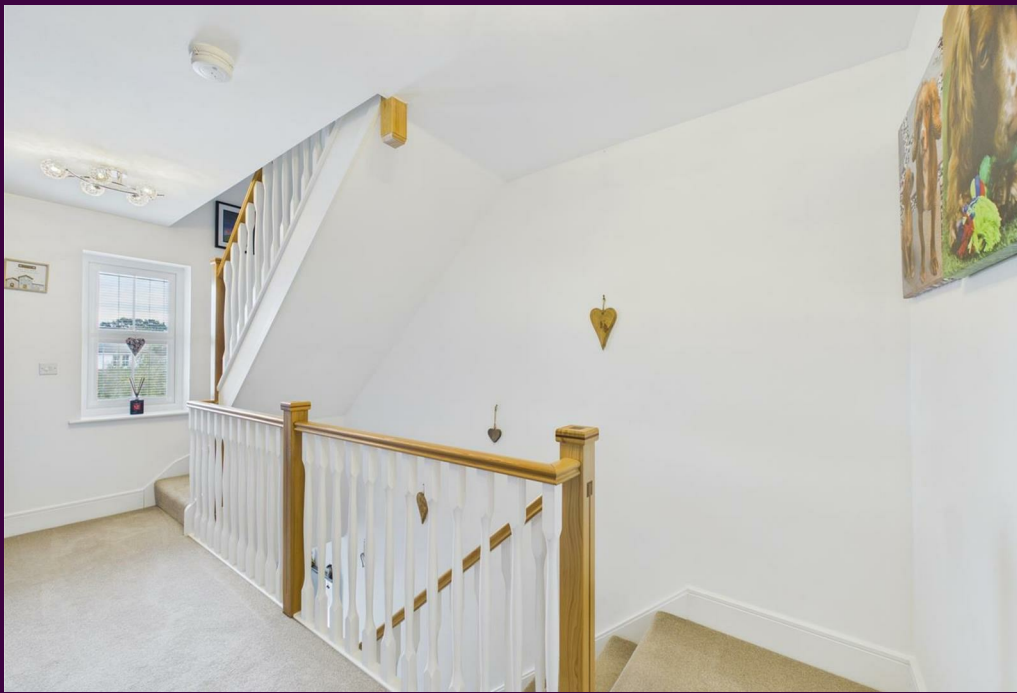


Council Tax Band:  
Tenure:

D  
Freehold



- Favoured Yarm location and enviable position overlooking pleasant green
- Modern, 'Avant' built three storey family home
- Stylish 'high-spec' bathrooms and kitchen
- Attractive landscaped gardens, block paved drive and garage
- Three double bedrooms, all with fitted robes and 'Master' with ensuite
- Contemporary ground floor with open-plan kitchen/dining/family space
- 100% ownership for sale with £150 plus vat purchase price of freehold



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