

GRIFFITHS CLOSE, YARM, STOCKTON-ON-TEES, TS15 9TZ



- ▲ A sensibly priced three bedroom detached house located within a pleasant cul-de-sac setting
- ▲ Low maintenance gardens to front, impressed concrete driveway and single garage
- ▲ Lounge with attractive wood flooring
- ▲ Dining room with access door to the rear garden and opening to the kitchen
- ▲ Kitchen with a good range of units, built in oven, ceramic hob, microwave oven and integrated fridge/freezer and dishwasher
- ▲ Three generous first floor bedrooms
- ▲ Modern tiled shower room
- ▲ Gas central heating system and double glazing
- ▲ Well placed for access to highly regarded schooling, shopping facilities and Yarm Railway Station

£239,950

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GROUND FLOOR

ENTRANCE LOBBY

LOUNGE - 4.16m x 3.77m (13'8" x 12'4")

DINING ROOM - 3.16m x 2.59m (10'4" x 8'6")
Opening to ...

KITCHEN - 3.00m x 2.59m (9'10" x 8'6")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.82m x 3.29m (12'6" x 10'10")

BEDROOM TWO - 3.30m x 3.06m (10'10" x 10')

BEDROOM THREE - 2.91m x 2.70m (9'7" x 8'10")

BATHROOM - 2.18m x 1.97m (7'2" x 6'6")

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

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EXTERNALLY

GARDENS & GARAGE

Blue slate garden to the front of the house with low level privet hedging, an impressed concrete driveway providing off street parking and a single garage with roller door. The low maintenance rear garden is enclosed with a generous impressed concrete entertaining/seating area, lawned section and a variety of shrubs.

AGENTS REF: - DC/LS/YAR260026/29012026

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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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