

KIRKLEVINGTON GRANGE, YARM, TS15 9LL

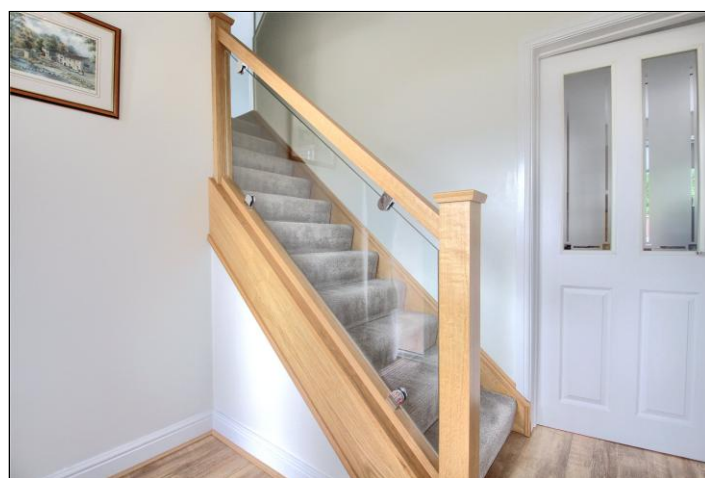


- ▲ A deceptively spacious, significantly extended and improved four bedroom semi-detached family home
- ▲ Enjoying a delightful position looking directly over the large green space, within this extremely popular small development on the outskirts of Yarm
- ▲ Delightful, attractively decorated lounge with an electric fire set in a feature fireplace
- ▲ Open plan kitchen/diner with modern fitted units, built in oven and hob
- ▲ Double glazed conservatory with wall mounted electric heater and double glazed French doors to the rear garden
- ▲ Useful breakfast room/study and cloakroom/WC
- ▲ Four spacious first floor bedrooms with one having an en-suite shower room together with an impressive, redesigned family shower room
- ▲ Delightful established gardens to front and rear, block paved driveway and single garage
- ▲ Gas central heating system via a recently installed Worcester combination boiler and double glazing

£275,000

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A deceptively spacious, significantly extended and improved four bedroom semi-detached family home enjoying a delightful position looking directly over the large green space, within this extremely popular small development on the outskirts of Yarm.

GROUND FLOOR

HALLWAY

LOUNGE - 4.88m x 3.33m (16' x 10'11")

KITCHEN/DINER - 6.5m x 3.02m (21'4" x 9'11")

CONSERVATORY - 3.23m x 2.67m (10'7" x 8'9")

BREAKFAST ROOM/STUDY - 3m x 2.26m (9'10" x 7'5")

CLOAKROOM/WC - 1.52m x 0.86m (5' x 2'10")

FIRST FLOOR

LANDING

BEDROOM ONE - 6.44m (21'2") x 3.81m (12'6") reducing to 2.96m (9'9")

BEDROOM TWO - 5.56m x 2.16m (18'3" x 7'1")

EN-SUITE SHOWER ROOM

BEDROOM THREE - 3.31m (10'10") reducing to 2.38m (7'10") x 3.09m (10'2")

TO VIEW: Tel: 01642 788878

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BEDROOM FOUR - 3.20m x 2.06m (10'6" x 6'9")

AGENTS REF: - DC/LS/YAR260317/06082026

SHOWER ROOM - 2.17m x 2.05m (7'1" x 6'9")

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

EXTERNALLY

GARDENS & GARAGE

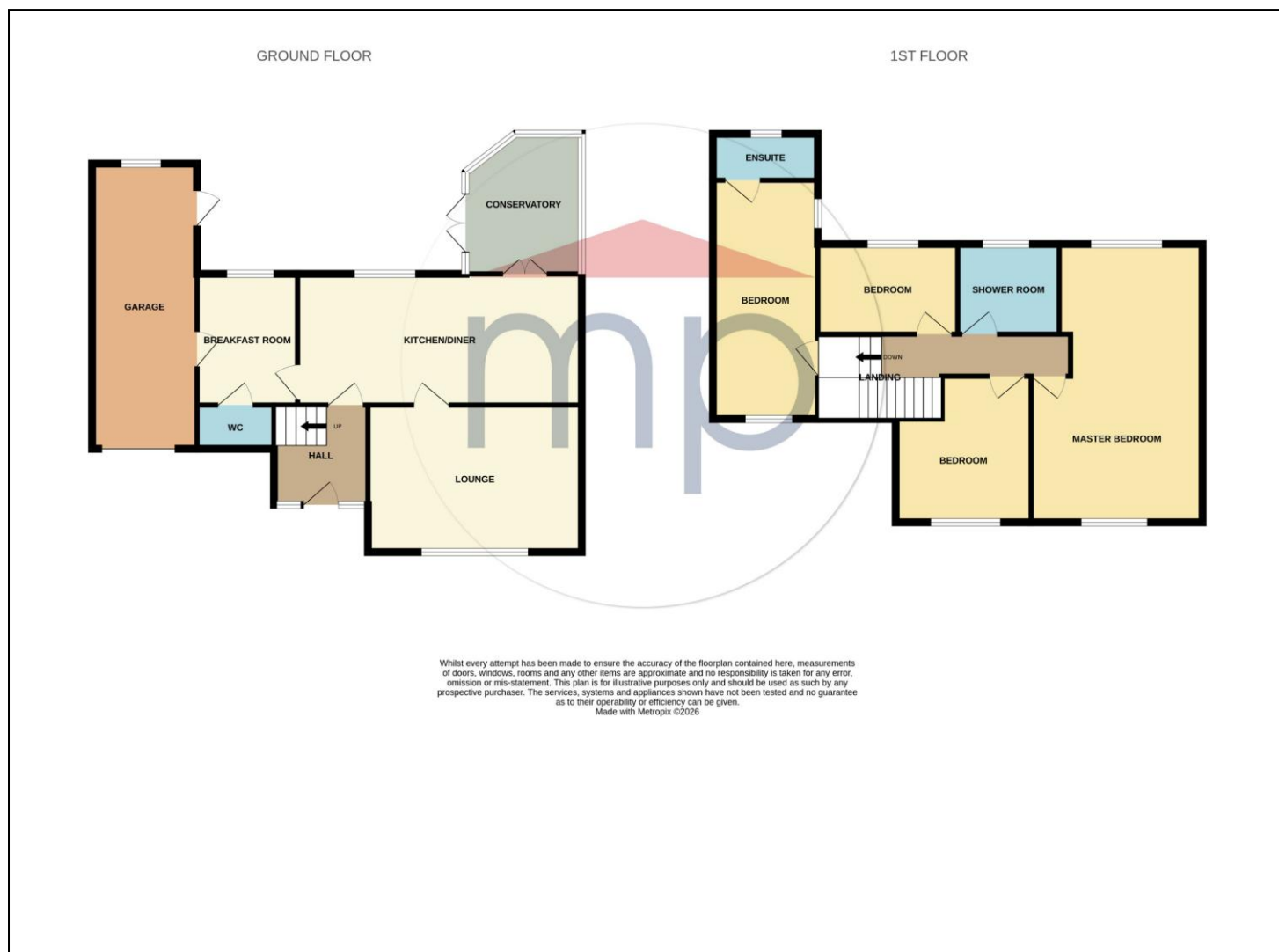
Lawned front garden with a block paved driveway providing off street parking and leading to the garage with roller door, rear access door and window, stainless steel sink unit, plumbing for automatic washing machine, power points and lighting. The generous rear garden is mainly laid to lawn with gravelled borders, decked seating area, timber sheds and an outhouse/store.

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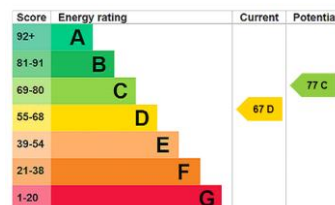


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