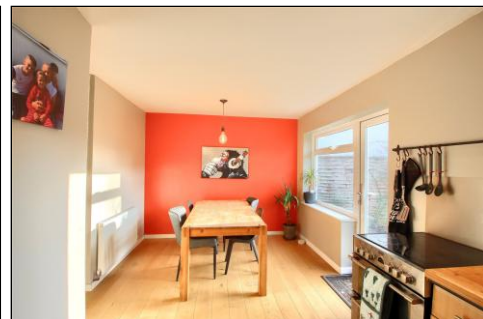


ASH GROVE, KIRKLEVINGTON, YARM, TS15 9NQ



- ▲ Occupying a generous plot with a Southerly rear aspect in the popular village of Kirklevington
- ▲ A spacious four bedroom detached family home sensibly priced for an early sale
- ▲ Generous lounge with wall mounted electric fire
- ▲ Extensive kitchen/diner with a generous range of fitted units
- ▲ Utility room, cloakroom/WC and study created from part of the garage space

- ▲ Four spacious bedrooms on the first floor and impressive redesigned bathroom with white three piece suite
- ▲ Lawned gardens to front and rear, two driveways and partially adapted garage
- ▲ Gas central heating system and double glazing
- ▲ Nicely positioned within the sought after village of Kirklevington with its excellent Junior School and convenient access to transport links

£360,000

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Occupying a generous plot with a Southerly rear aspect in the popular village of Kirklevington, A spacious four bedroom detached family home sensibly priced for an early sale.

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE - 5.42m x 3.69m (17'9" x 12'1")

KITCHEN/DINER - 7.64m x 2.98m (25'1" x 9'9")

LOBBY

CLOAKROOM/WC

UTILITY AREA - 4.38m (14'4") x 2.63m (8'8") reducing to 1.36m (4'6")

STUDY AREA - 4.38m (14'4") x 2.71m (8'11") reducing to 2.08m (6'10")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.73m x 3.12m (15'6" x 10'3")
Built in wardrobe.

BEDROOM TWO - 4.05m x 2.73m (13'3" x 8'11")
Built in wardrobe.

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BEDROOM THREE - 4.06m x 2.34m (13'4" x 7'8")

Built in cupboard.

BEDROOM FOUR - 4.62m x 2.58m (15'2" x 8'6")

Built in eaves storage.

BATHROOM - 2.18m x 2.08m (7'2" x 6'10")

EXTERNALLY

GARDENS & PARKING

Lawned front garden with two front driveways providing off street parking. The original double garage has been partially adapted to provide a study, with the remaining space with roller door being used for storage. The generous rear garden enjoys a Southerly aspect and is mainly laid to lawn with shrub borders.

AGENTS REF: - DC/LS/YAR240409/20012026

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



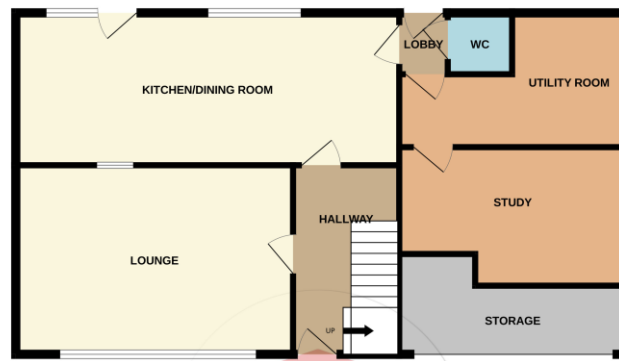
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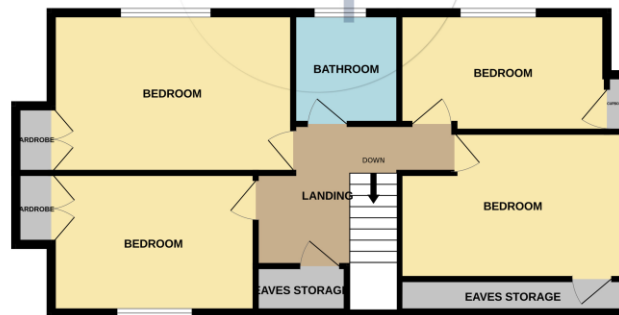
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GROUND FLOOR

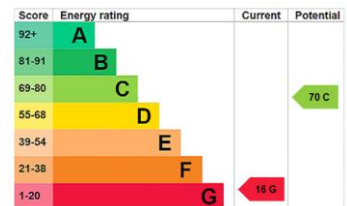


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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