



15 Debruse Avenue, Yarm
£185,000





15 Debruse Avenue

Yarm

A sensibly priced three bedroom semi-detached home which will interest a variety of prospective Buyers, nicely positioned within this popular Yarm development, close to highly regarded junior and secondary schooling with low maintenance gardens to front, paved driveway, car port and single garage.

- A sensibly priced three bedroom semi-detached home which will interest a variety of prospective buyers
- Nicely positioned within this popular Yarm development, close to highly regarded junior and secondary schooling
- Low maintenance gardens to front, paved driveway, car port and single garage
- Gas central heating system and double glazing
- Extensive lounge/dining room with contemporary electric fire
- Kitchen with a good range of fitted units, a built in oven and hob and integrated fridge/freezer
- Conservatory with patio style doors opening to the rear garden
- Three first floor bedrooms
- Bathroom with modern white three piece suite

15 Debruse Avenue

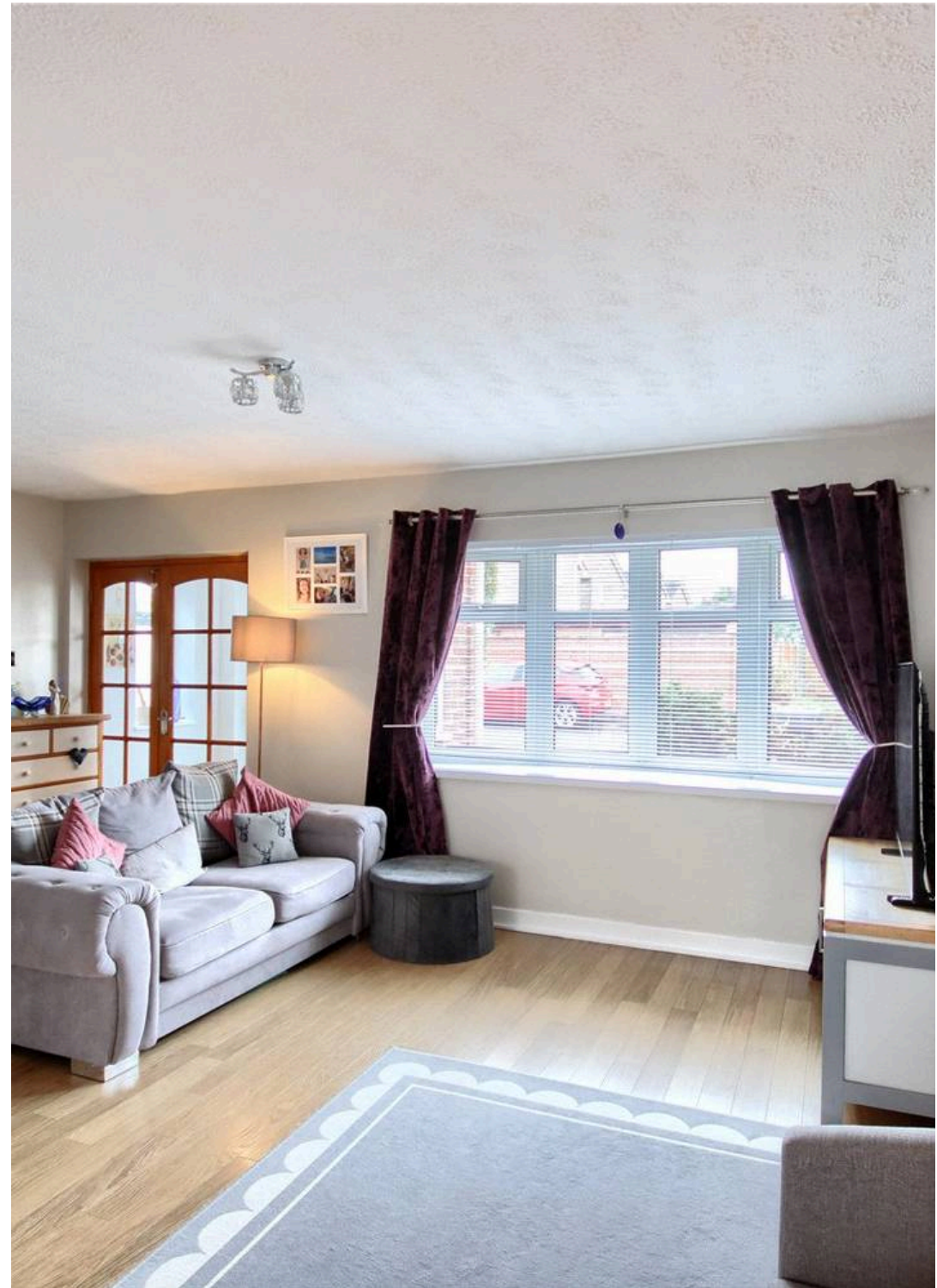
Yarm

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR

Entrance Porch

Open Plan Lounge/Dining Room 23' 0" x 17' 2" (7.00m x 5.22m reducing to 2.59m)

Conservatory 9' 10" x 9' 4" (2.99m x 2.85m)

Kitchen 10' 8" x 8' 2" (3.25m x 2.49m)

FIRST FLOOR

Landing

Bedroom One 12' 3" x 9' 8" (3.73m x 2.95m)

Bedroom Two 10' 8" x 10' 2" (3.25m x 3.11m)

Bedroom Three 9' 3" x 7' 3" (2.82m x 2.22m)

EXTERNALLY

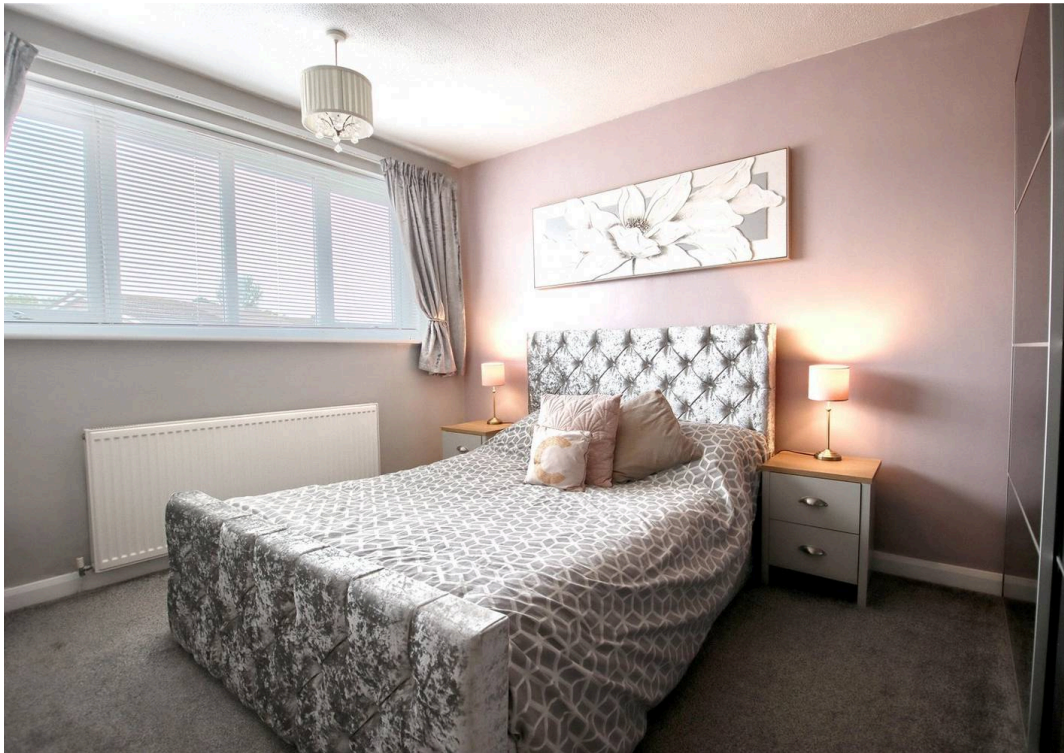
Gardens, Parking & Garage

Low maintenance front garden with blue slate finish and a variety of shrubs. A paved driveway provides off street parking. To the side, double gates lead through a car port area and on to the single sectional garage with up and over door and side courtesy door. The rear garden has a blue slate area with shrubs and a block paved patio.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





Energy Efficiency Rating

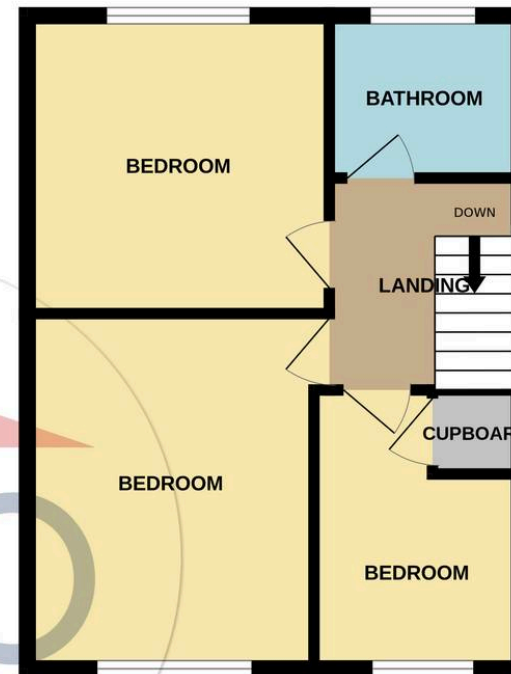
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

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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