

DEBRUSE AVENUE, YARM, TS15 9QL



- ▲ 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

£189,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



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.

GROUND FLOOR

ENTRANCE PORCH

OPEN PLAN LOUNGE/DINING ROOM - 7.00m (23') x 5.22m (17'2") reducing to 2.59m (8'6")

CONSERVATORY - 2.99m x 2.85m (9'10" x 9'4")

KITCHEN - 3.25m x 2.49m (10'8" x 8'2")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.73m x 2.95m (12'3" x 9'8")

BEDROOM TWO - 3.25m x 3.11m (10'8" x 10'2")

BEDROOM THREE - 2.82m x 2.22m (9'3" x 7'3")

BATHROOM - 2.06m x 1.67m (6'9" x 5'6")

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

www.michaelpoole.co.uk



DEBRUSE AVENUE, TS15 9QL



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.

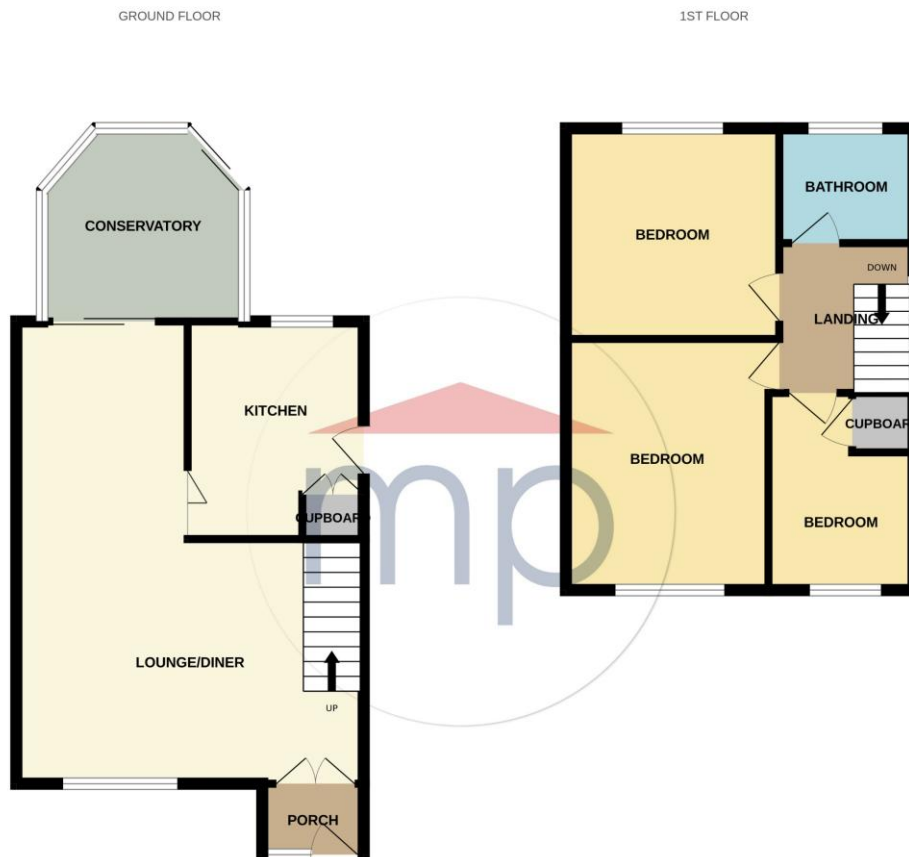
AGENTS REF: - DC/LS/YAR260239/08062026

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**





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.
Made with Metropix ©2020

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Yarm Office on Tel: **01642 788878**
59 High Street, Yarm, TS15 9BH

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions