

BATTERSBY CLOSE, YARM, TS15 9RX



- ▲ Impressive four-bedroom detached family home in a highly sought after Yarm location
- ▲ Occupying a generous corner plot within a quiet cul-de-sac, with gardens to three sides, driveway and single garage
- ▲ Situated on the popular Levendale development, close to well-regarded junior and secondary schools
- ▲ Spacious lounge featuring an attractive fireplace, with a conservatory opening onto the side garden
- ▲ Stylish redesigned kitchen/dining room with modern fitted units, built-in oven and hob, and integrated fridge/freezer & dishwasher
- ▲ Convenient utility room and ground floor cloakroom/WC
- ▲ Four well-proportioned bedrooms and a contemporary remodelled bathroom with white suite and separate shower enclosure
- ▲ Gas central heating system and partial double glazing
- ▲ Offering a range of attractive features and excellent potential for further extension (subject to planning permission)

£350,000

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GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 2.26m x 1.17m (7'5" x 3'10")

LOUNGE - 5.7m x 3.9m (18'8" x 12'10")

CONSERVATORY - 3.6m x 3m (11'10" x 9'10")

KITCHEN/DINING ROOM - 5.8m x 3.23m (19' x 10'7")

UTILITY ROOM - 2.95m x 2.7m (9'8" x 8'10")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.45m x 3.28m (11'4" x 10'9")

BEDROOM TWO - 3.53m x 3.2m (11'7" x 10'6")

BEDROOM THREE - 2.67m x 2.5m (8'9" x 8'2")

BEDROOM FOUR - 2.74m x 2.4m (9' x 7'10")

BATHROOM - 3.1m x 1.73m (10'2" x 5'8")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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EXTERNALLY

GARDENS, PARKING & GARAGE

Generous lawned front garden with a variety of shrubs and a driveway leads to the single garage with up and over door, power points and lighting. To the side and rear, there are further lawned gardens with established shrub borders, paved patio areas and paths.

AGENTS REF: - DC/LS/YAR250352/10042026

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

TO VIEW: Contact our Yarm office on

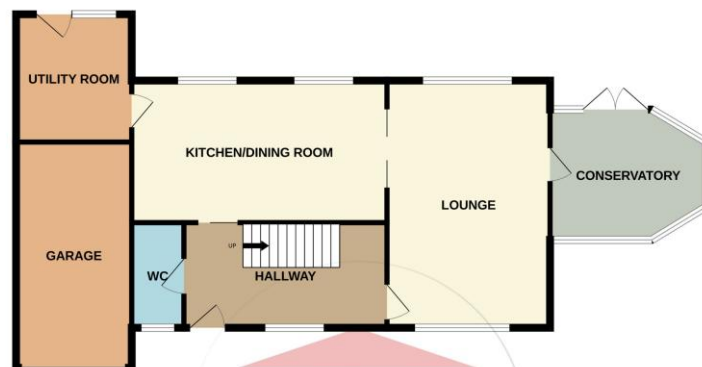
Tel: **01642 788878**



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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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