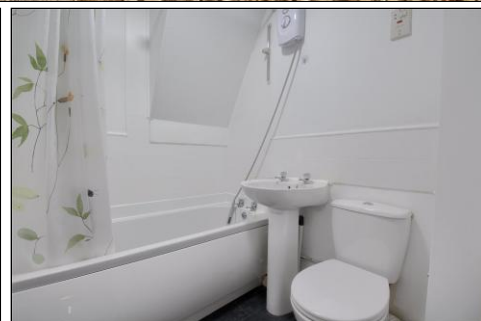


## COULSON CLOSE, YARM, TS15 9TQ



- ▲ Offered for sale with NO ONWARD CHAIN
- ▲ A two bedroom terraced bungalow which will interest a variety of prospective buyers
- ▲ Lounge with wall mounted fire and paddle staircase to the loft room
- ▲ Kitchen with a range of fitted units
- ▲ Two bedrooms
- ▲ Bathroom with white three piece suite
- ▲ Versatile loft room with two roof windows
- ▲ Gas central heating system and double glazing
- ▲ Gardens to front and rear and driveway providing off street parking

**£140,000**

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Offered for sale with NO ONWARD CHAIN, a two bedroom terraced bungalow which will interest a variety of prospective buyers with gardens to front and rear and driveway providing off street parking.

## GROUND FLOOR

### ENTRANCE LOBBY

**LOUNGE - 4.56m x 3.27m (15' x 10'9")**

Paddle staircase to the loft room.

**KITCHEN - 2.84m (9'4") reducing to 1.89m (6'2") x 2.81m (9'3")**

### INNER HALL

**BEDROOM ONE - 3.12m x 2.50m (10'3" x 8'2")**

**BEDROOM TWO - 3.10m x 1.95m (10'2" x 6'5")**

**BATHROOM - 1.91m x 1.68m (6'3" x 5'6")**

## FIRST FLOOR

**LOFT ROOM - 4.55m (14'11") reducing to 3.71m (12'2") x 3.13m (10'3")**

## EXTERNALLY

**GARDENS & PARKING** - Low maintenance front garden with driveway providing off street parking. The rear garden is enclosed, with a fenced boundary.

**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.

**Council Tax Band:** A **Tenure:** Freehold

**TO VIEW:** Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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