

DEBRUSE AVENUE, YARM, STOCKTON-ON-TEES, TS15 9QW



- ▲ A stylish, significantly improved three bedroom semi-detached house which must be viewed to be fully appreciated
- ▲ Enjoying a delightful position within this popular development close to junior and secondary schooling
- ▲ Lounge with electric stove style fire and attractive decorative wall panelling
- ▲ Superb breakfast kitchen with high gloss units, built in oven and hob and integrated fridge/freezer
- ▲ Generous redesigned double glazed conservatory with lightweight roof making it a versatile, usable space all year round
- ▲ Three pleasant bedrooms with master having built in wardrobes
- ▲ Bathroom with white three piece suite and tasteful wall tiling
- ▲ Gas central heating system and double glazing
- ▲ Pleasant gardens to front and rear, driveway and car port

£195,000

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GROUND FLOOR

ENTRANCE PORCH/HALLWAY

LOUNGE - 4.22m x 3.89m (13'10" x 12'9")

BREAKFAST KITCHEN - 5.18m (17') x 3.2m (10'6") reducing to 2.64m (8'8")

CONSERVATORY - 4.4m x 3.02m (14'5" x 9'11")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.84m x 3.05m (12'7" x 10')
Fitted wardrobes.

BEDROOM TWO - 3.15m x 3.1m (10'4" x 10'2")

BEDROOM THREE - 2.87m x 2.13m (9'5" x 7')

BATHROOM - 2.03m x 1.65m (6'8" x 5'5")

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

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EXTERNALLY

GARDENS & PARKING

Lawned front garden with a driveway leading through to a car port area. To the rear there is a pleasant garden, adapted for easy maintenance with an astro turf lawn and extensive decking.

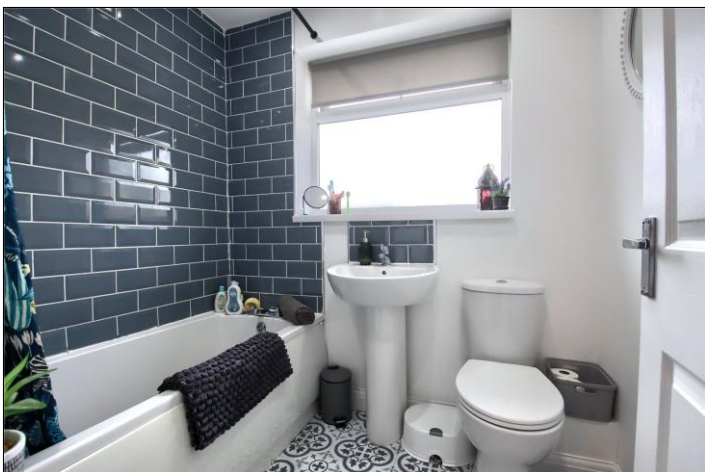
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AGENTS REF: - DC/LS/YAR210077/05112025

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

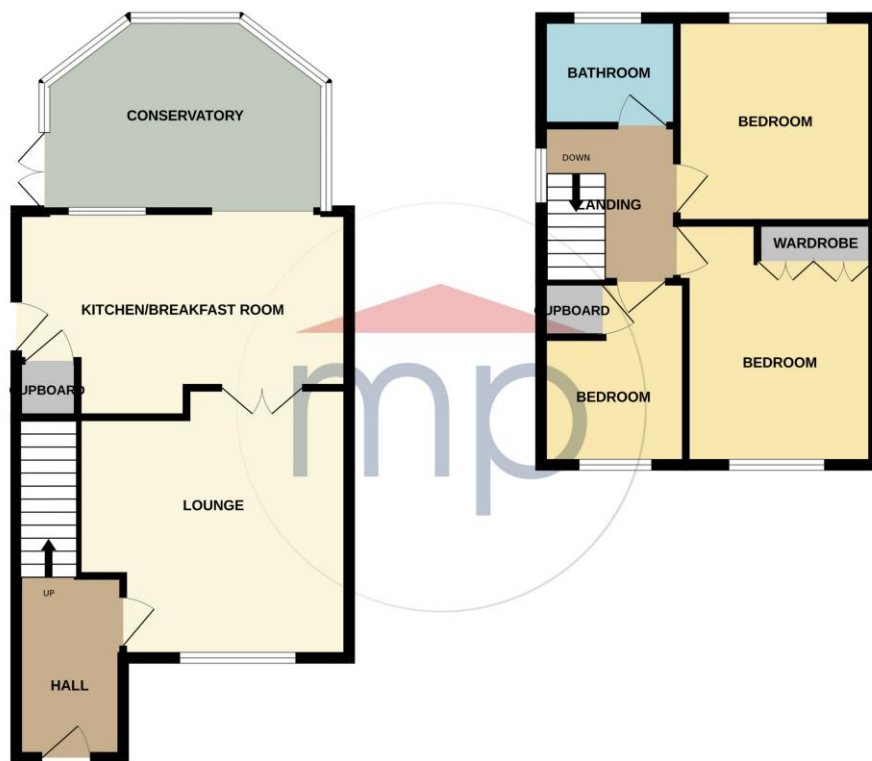


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GROUND FLOOR

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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