

MERLAY CLOSE, YARM, TS15 9TE



- ▲ No Onward Chain
- ▲ Occupying A Surprisingly Generous Plot Within a Delightful Cul-De-Sac Setting in This Sought After Yarm Location
- ▲ An Impressively Presented Three Bedroom Detached Property Well Worth Early Internal Viewing
- ▲ Extensive Lawned Gardens to Front & Rear, Block Paved Driveway & Single Garage
- ▲ Delightful Lounge with Media Wall Incorporating an Inset Contemporary Electric Fire
- ▲ Dining Room
- ▲ Extended Kitchen Breakfast Room in Need of Modernisation
- ▲ Impressive Redesigned Bathroom with White Three Piece Suite & Refitted Cloakroom/WC
- ▲ Three Attractively Presented Bedrooms
- ▲ Gas Central Heating System & Double Glazing
- ▲ Excellent Location Close to Highly Regarded Junior & Secondary Schooling & Yarm Railway Station

£259,950

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No onward chain. Occupying a surprisingly generous plot within a delightful cul-de-sac setting in this sought after Yarm location, an impressively presented three bedroom detached property well worth early internal viewing.

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE - 5.1m x 3.12m (16'9" x 10'3")

DINING ROOM - 3.73m x 2.57m (12'3" x 8'5")

KITCHEN/BREAKFAST ROOM - 5.38m (17'8") reducing to 2.97m (9'9") x 3.58m (11'9")

CLOAKROOM/WC - 2.08m x 1.4m (6'10" x 4'7")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.7m (12'2") into recess x 2.9m (9'6")

BEDROOM TWO - 3.05m (10') into recess x 2.92m (9'7")

BEDROOM THREE - 2.16m x 2.13m (7'1" x 7')

BATHROOM - 2.1m x 1.68m (6'11" x 5'6")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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EXTERNALLY

GARDENS & GARAGE

Lawned front garden with a block paved driveway providing off street parking and leading to the single garage with up and over door. To the rear there is a surprisingly generous enclosed garden which is mainly laid to lawn with a variety of shrubs and a paved patio area.

AGENTS REF: - DC/LS/YAR230377/13122023

Council Tax Band: D **Tenure:** Freehold

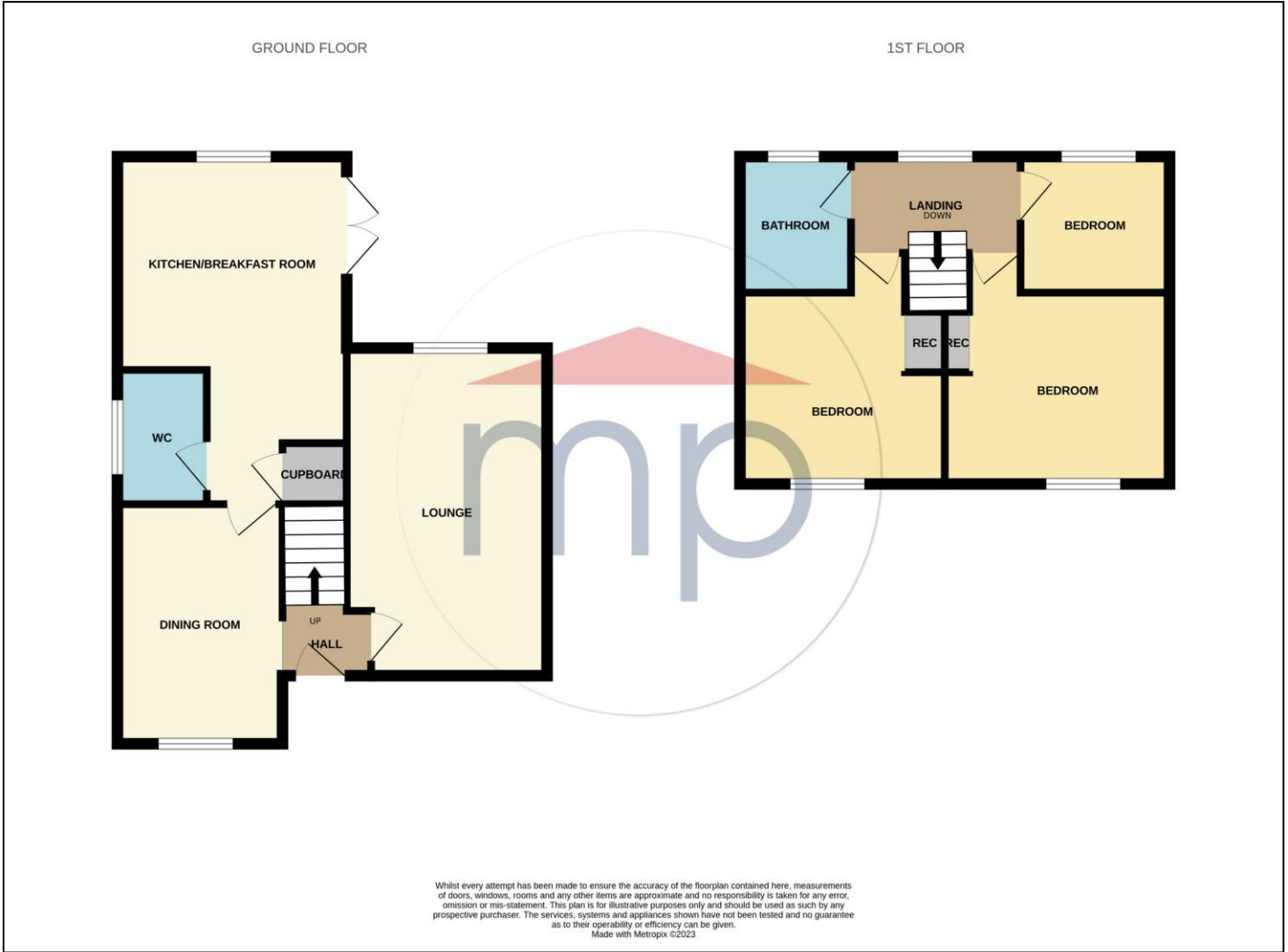
TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

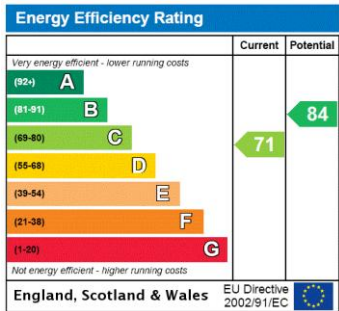


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