

TINDALE CLOSE, YARM, TS15 9UD



- ▲ Occupying a surprisingly generous corner plot within a small cul-de-sac of detached properties
- ▲ An impressive three bedroom family home, offering considerable scope for extension subject to the necessary planning consents
- ▲ With delightful gardens to three sides, block paved driveway, single garage and purpose built garden room/outdoor office
- ▲ Spacious lounge with double glazed French doors to the rear garden and separate dining room

- ▲ Kitchen with an excellent range of fitted units, built-in oven, five ring gas hob, integrated fridge and washing machine
- ▲ Three first floor bedrooms
- ▲ Bathroom with white three piece suite
- ▲ Gas central heating system and double glazing
- ▲ Sought after location close to highly regarded junior and secondary schooling, shopping facilities and Yarm Railway Station

£249,995

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GROUND FLOOR

ENTRANCE HALL

LOUNGE - 5.12m x 3.15m (16'10" x 10'4")

DINING ROOM - 3.49m x 2.57m (11'5" x 8'5")

KITCHEN - 3.59m (11'9") reducing to 2.66m (8'9") x 2.38m (7'10")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.18m x 2.93m (10'5" x 9'7")
Fitted wardrobes.

BEDROOM TWO - 2.94m x 2.65m (9'8" x 8'8")

BEDROOM THREE - 2.28m x 2.15m (7'6" x 7'1")

BATHROOM - 2.07m x 1.67m (6'9" x 5'6")

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EXTERNALLY

GARDENS & GARAGE

Generous lawned front garden with a block paved driveway providing off street parking and continuing on to the single garage with up and over door, power points and lighting. To the rear there is a surprisingly generous enclosed garden which continues to the side, being mainly laid to lawn with gravelled areas, a decked seating area, block paved paths and patio area.

GARDEN ROOM/OUTDOOR OFFICE - 3.80m x 3.29m (12'6" x 10'10")

In addition, there is an impressive, purpose built garden room/outdoor office with two double glazed windows, double glazed French doors, power points and lighting.

AGENTS REF: - DC/LS/YAR240073/24022026

Council Tax Band: C **Tenure:** Freehold

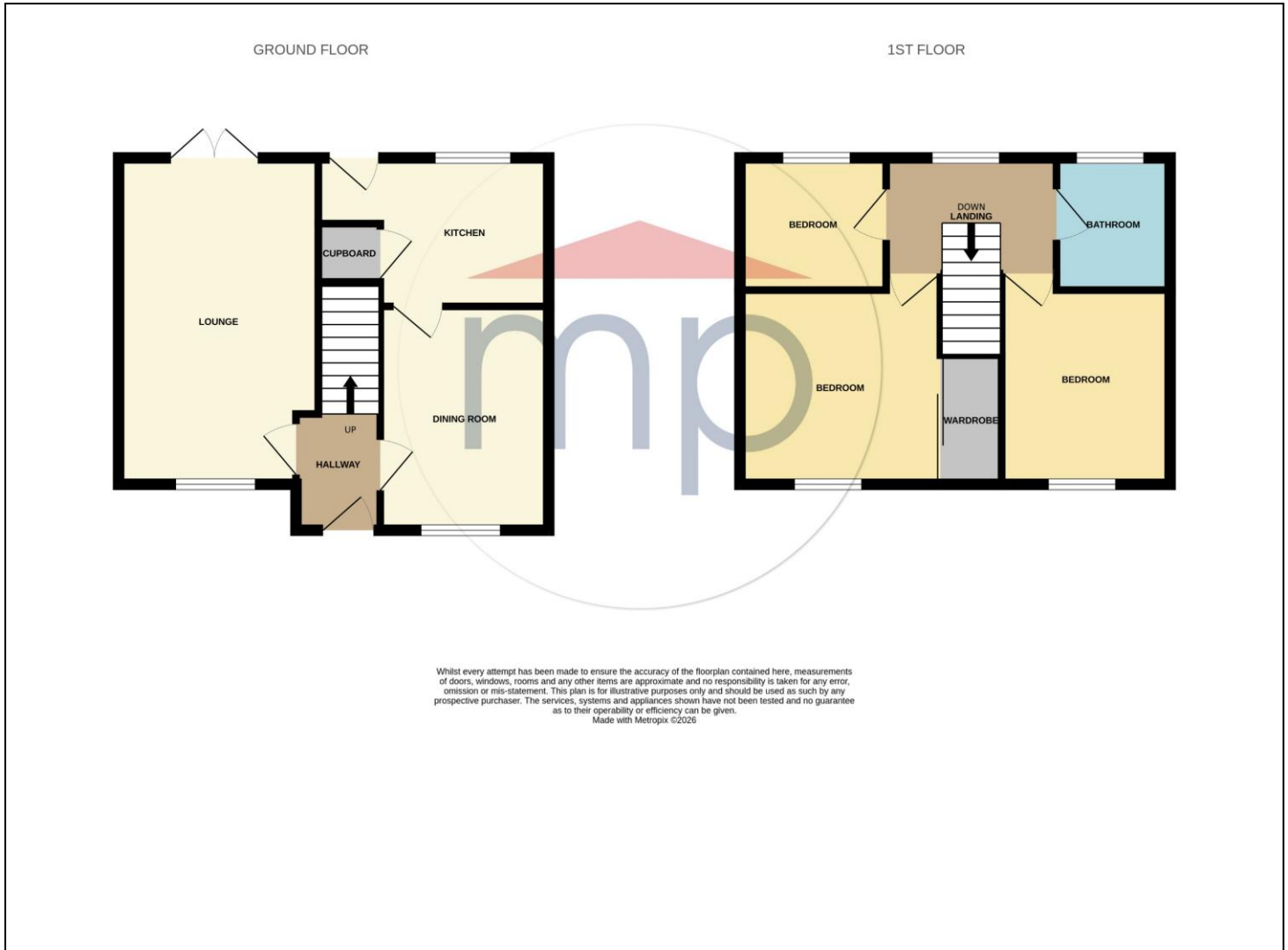
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