

## 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 with car charger, 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")**

**TO VIEW: Tel: 01642 788878**  
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## EXTERNALLY

### **GARDENS & GARAGE**

Generous lawned front garden with a block paved driveway with car charger 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

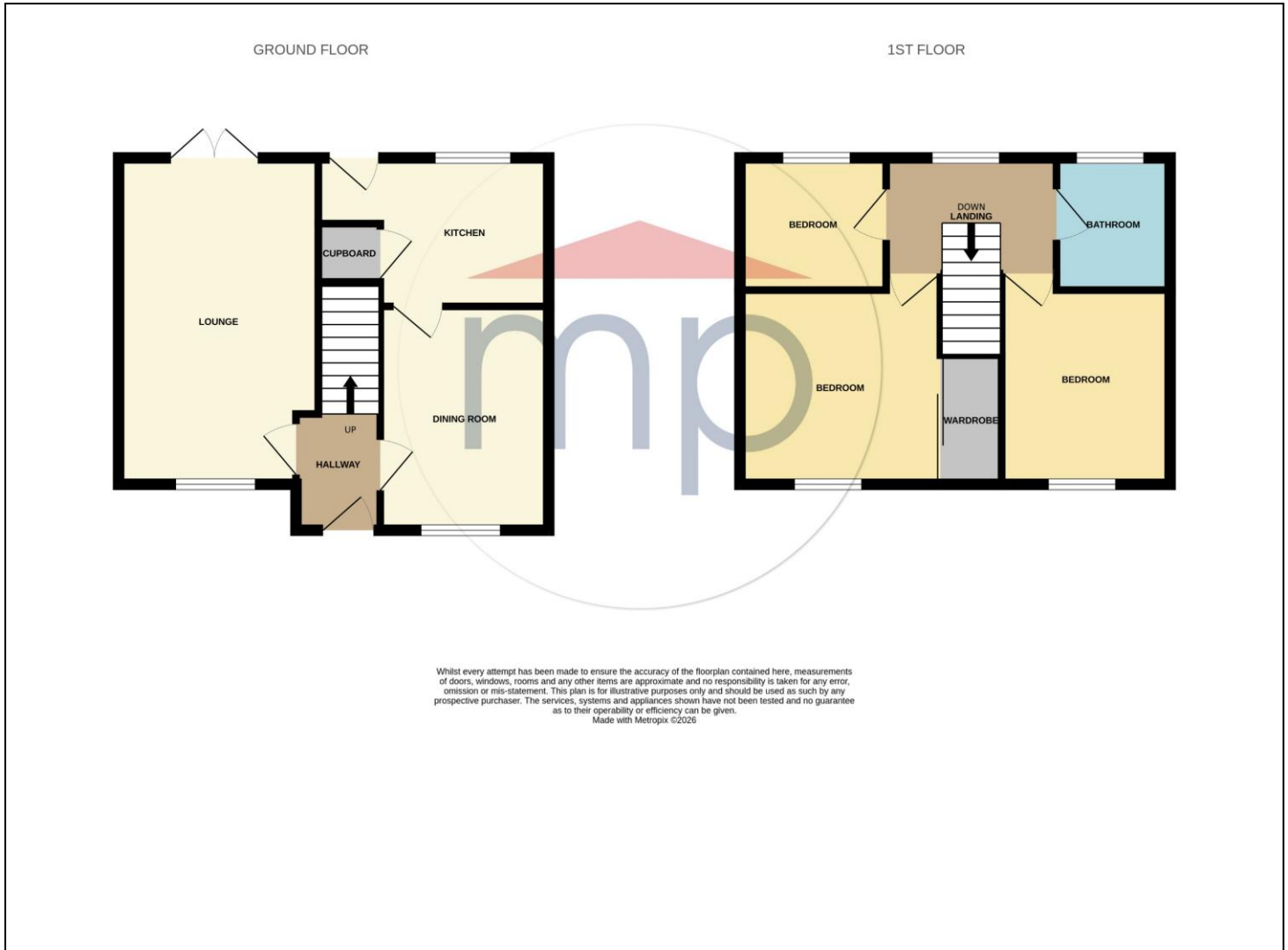
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