

ASH GROVE, KIRKLEVINGTON, YARM, TS15 9NQ



- ▲ Offered for sale with no chain and occupying a generous plot with a Southerly rear aspect in the popular village of Kirklevington
- ▲ A spacious four bedroom detached family home sensibly priced for an early sale
- ▲ Generous lounge with wall mounted electric fire
- ▲ Extensive kitchen/diner with a generous range of fitted units
- ▲ Utility room, cloakroom/WC and study created from part of the garage space
- ▲ Four spacious bedrooms on the first floor and impressive redesigned bathroom with white three piece suite
- ▲ Lawned gardens to front and rear, two driveways and partially adapted garage
- ▲ Air source heat pump and double glazing
- ▲ Nicely positioned within the sought after village of Kirklevington with its excellent Junior School and convenient access to transport links

£335,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offered for sale with no chain and occupying a generous plot with a Southerly rear aspect in the popular village of Kirklevington, A spacious four bedroom detached family home sensibly priced for an early sale.

UTILITY AREA - 4.38m (14'4") x 2.63m (8'8") reducing to 1.36m (4'6")

STUDY AREA - 4.38m (14'4") x 2.71m (8'11") reducing to 2.08m (6'10")

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE - 5.42m x 3.69m (17'9" x 12'1")

KITCHEN/DINER - 7.64m x 2.98m (25'1" x 9'9")

LOBBY

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM ONE - 4.73m x 3.12m (15'6" x 10'3")
Built in wardrobe.

BEDROOM TWO - 4.05m x 2.73m (13'3" x 8'11")
Built in wardrobe.

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

www.michaelpoole.co.uk



ASH GROVE, TS15 9NQ

BEDROOM THREE - 4.06m x 2.34m (13'4" x 7'8")

Built in cupboard.

BEDROOM FOUR - 4.62m x 2.58m (15'2" x 8'6")

Built in eaves storage.

BATHROOM - 2.18m x 2.08m (7'2" x 6'10")

EXTERNALLY

GARDENS & PARKING

Lawned front garden with two front driveways providing off street parking. The original double garage has been partially adapted to provide a study, with the remaining space with roller door being used for storage. The generous rear garden enjoys a Southerly aspect and is mainly laid to lawn with shrub borders.

AGENTS REF: - DC/LS/YAR240409/20012026

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

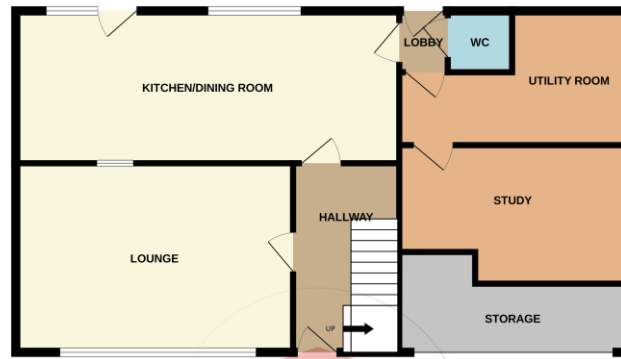
Tel: **01642 788878**



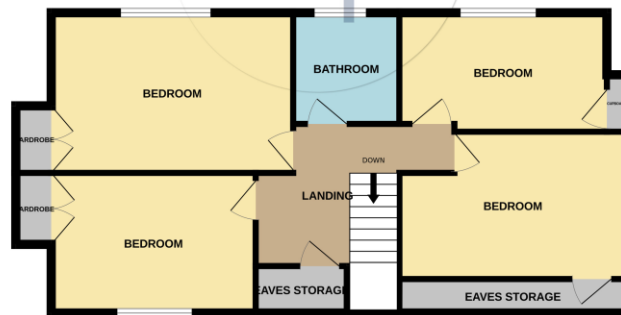
ASH GROVE, TS15 9NQ



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.
Made with Metropac ©2014.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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