

## 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

**£320,000**

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**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

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### **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.

**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:** - DC/LS/YAR240409/20012026

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

**TO VIEW:** Contact our Yarm office on

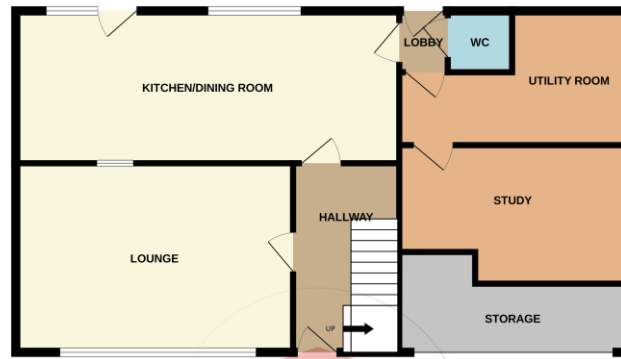
Tel: **01642 788878**



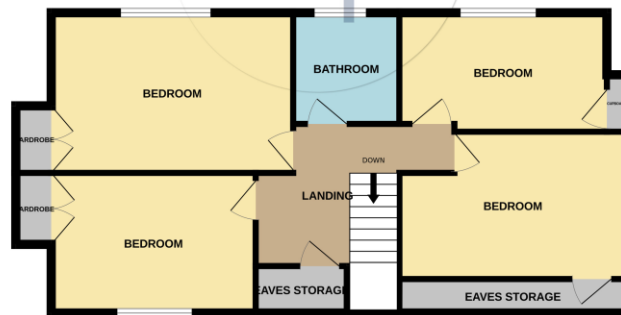
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GROUND FLOOR



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.  
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