

HAZEL WAY, YARM, TS15 9DA



- ▲ UNEXPECTEDLY BACK ON THE MARKET
- ▲ PRICED FOR QUICK SALE
- ▲ A Beautifully Presented Three Double Bedroom, Three Storey Semi-Detached Home Offering Stylish, Contemporary Accommodation
- ▲ Enjoying A Very Pleasant Setting Within the Popular Tall Trees Development in Yarm, Built by Avant Homes
- ▲ The House Is Tastefully Decorated & Enhanced by High Quality Fittings Throughout
- ▲ Wonderful Living/Dining Area with Bi-Folding Doors to The South Facing Rear Garden & Opening Directly to The Kitchen
- ▲ The Kitchen Offers an Excellent Range of Fitted Units with Integrated Appliances & There Is a Utility & Ground Floor Cloakroom/WC
- ▲ On The First Floor There Is a Lounge with Bay Window, Together with The Master Bedroom with Impressive En-Suite Shower Room
- ▲ The Second Floor Provides Two Further Delightful Bedrooms & The House Bathroom
- ▲ Gas Central Heating System & Double Glazing
- ▲ Nicely Presented Gardens to Front & Rear with A Block Paved Double Width Driveway Providing Off Street Parking

Fixed Price £250,000

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**** Unexpectedly Back on the Market ****

**** PRICED FOR QUICK SALE ****

A beautifully presented three double bedroom, three storey semi-detached home offering stylish, contemporary accommodation and enjoying a very pleasant setting within the popular tall trees development in Yarm, built by Avant Homes.

GROUND FLOOR

ENTRANCE HALLWAY

LIVING/DINING AREA - 4.85m (15'11") x 4.09m (13'5") reducing to 2.88m (9'5")

KITCHEN - 3.74m (12'3") x 3.00m (9'10") Measured into bay

UTILITY CUPBOARD - 2.33m x 1.04m (7'8" x 3'5")

CLOAKROOM/WC - 2.04m x 1.52m (6'8" x 5')

FIRST FLOOR

LANDING

LOUNGE - 5.01m (16'5") x 3.07m (10'1") Measured into bay

BEDROOM ONE - 3.69m x 2.91m (12'1" x 9'7")
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.23m x 1.47m (7'4" x 4'10")

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

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SECOND FLOOR

AGENTS REF: - DC/LS/YAR250240/18082025

LANDING AREA

Council Tax Band: B **Tenure:** Freehold

BEDROOM TWO - 4.11m (13'6") reducing to 3.07m (10'1") x 2.82m (9'3")
Fitted wardrobes.

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BEDROOM THREE - 3.70m x 2.85m (12'2" x 9'4")

BATHROOM - 2.24m x 1.98m (7'4" x 6'6")

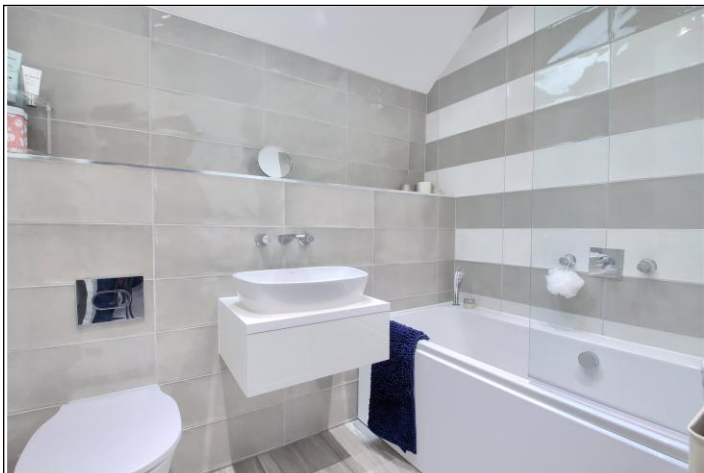
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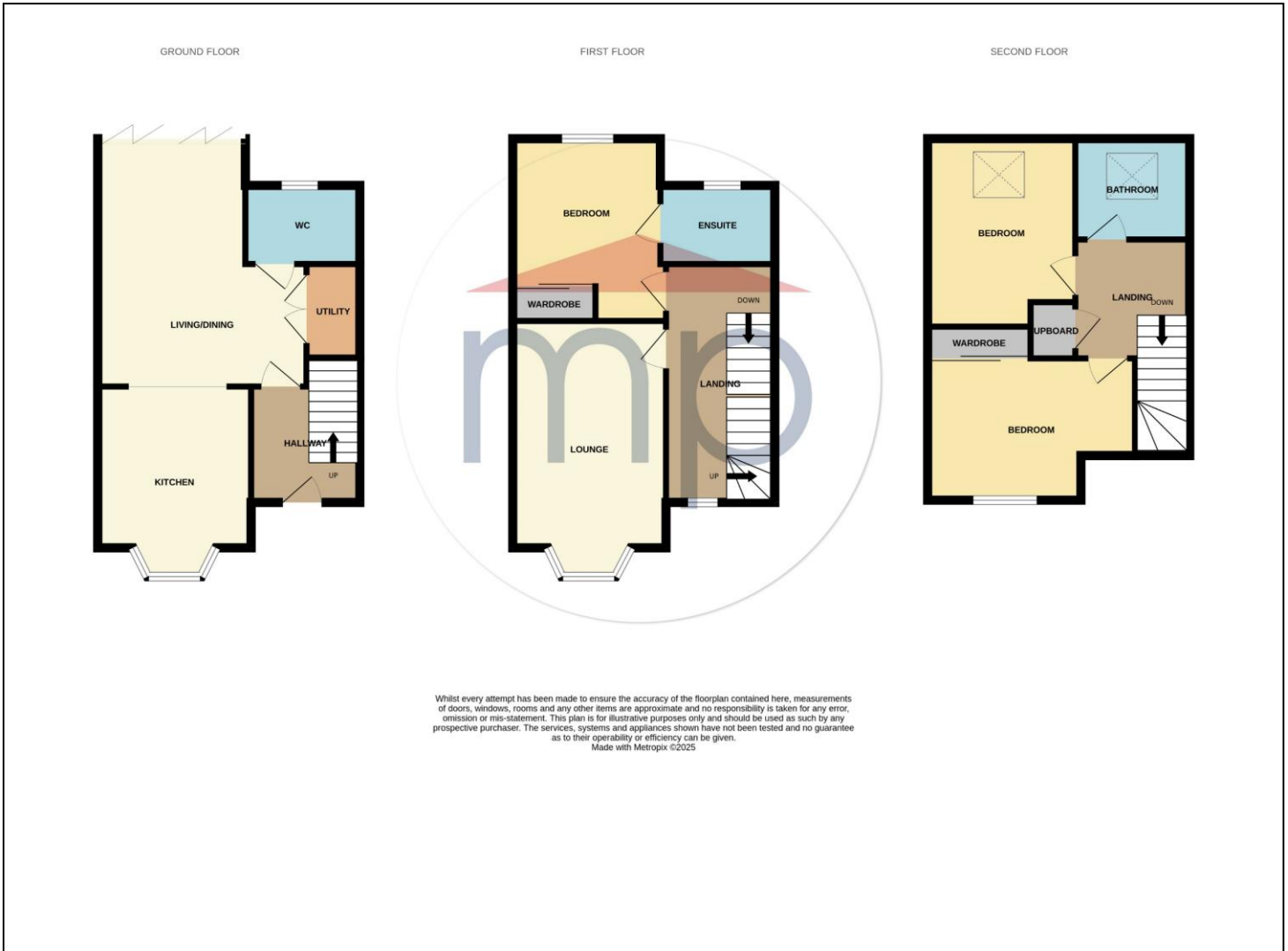
GARDENS & PARKING

Small garden area to the front with a block paved double width driveway providing off street parking. The south facing rear garden is mainly laid to lawn with gravelled and paved patio area and raised shrub beds.



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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.



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