

FOREST LANE, KIRKLEVINGTON, YARM, STOCKTON-ON-TEES, TS15 9NE



- ▲ A Substantial Five Bedroom Detached Family Home Available For Sale with No Onward Chain
- ▲ Enjoying A Pleasant Corner Position at The Junction of Strathmore Drive & Forest Lane, Within the Popular Village of Kirklevington
- ▲ The Property Has Been Sensibly Priced to Reflect the Need for Some Modernisation
- ▲ Generous Gardens to Front & Rear, Block Paved Driveway & Double Garage
- ▲ Extensive Lounge & Separate Dining Room, Both with Patio Doors Opening to The Rear Garden
- ▲ Kitchen With Fitted Wall & Base Units & Attached Utility Room
- ▲ Master Bedroom with Fitted Wardrobes & En-Suite Shower Room & Family Bathroom with White Three Piece Suite
- ▲ Gas Central Heating System & Double Glazing
- ▲ Approximately Two Miles to The Cosmopolitan Town of Yarm & Offering Excellent Commuting Access to The A19 Road Network

£345,000

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Sensibly priced to reflect the need for some modernisation, a substantial five bedroom detached family home available for sale with no onward chain and enjoying a pleasant corner position at the junction of Strathmore Drive and Forest Lane, within the popular village of Kirklevington with generous gardens to front and rear, block paved driveway and double garage.

GROUND FLOOR

ENTRANCE LOBBY

HALLWAY

CLOAKROOM/WC - 1.74m x 1.57m (5'9" x 5'2")

LOUNGE - 6.30m (20'8") x 3.29m (10'10") reducing to 2.83m (9'3")

DINING ROOM - 3.60m x 3.35m (11'10" x 11')

KITCHEN - 3.35m x 2.70m (11' x 8'10")

UTILITY ROOM - 2.69m x 1.88m (8'10" x 6'2")

FIRST FLOOR

LANDING

MASTER BEDROOM - 4.36m x 3.83m (14'4" x 12'7")
Fitted wardrobes.

EN-SUITE - 3.03m x 1.78m (9'11" x 5'10")

BEDROOM TWO - 3.85m x 3.45m (12'8" x 11'4")

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BEDROOM THREE - 3.45m x 2.12m (11'4" x 6'11")

BEDROOM FOUR - 2.88m x 2.82m (9'5" x 9'3")

BEDROOM FIVE/STUDY - 4.63m x 1.85m (15'2" x 6'1")

BATHROOM - 2.47m x 1.84m (8'1" x 6')

EXTERNALLY

GARDENS & PARKING

Lawned front garden with shrubs and there is a block paved driveway and additional parking area which leads to the double garage. There is a generous rear garden, which has been adapted for easy maintenance, being extensively gravelled with a variety of shrubs and a generous paved patio area. To the side there is a block paved path and outside store.

DOUBLE GARAGE - 5.12m x 4.99m (16'10" x 16'4")

With electric up and over door, wall mounted Vaillant boiler, power points and lighting.

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/YAR250329/05092025

Council Tax Band: F **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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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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