

BATTERSBY CLOSE, YARM, TS15 9RX



- ▲ Impressive four-bedroom detached family home in a highly sought after Yarm location
- ▲ Occupying a generous corner plot within a quiet cul-de-sac, with gardens to three sides, driveway and single garage
- ▲ Situated on the popular Levendale development, close to well-regarded junior and secondary schools
- ▲ Spacious lounge featuring an attractive fireplace, with a conservatory opening onto the side garden
- ▲ Stylish redesigned kitchen/dining room with modern fitted units, built-in oven and hob, and integrated fridge/freezer & dishwasher
- ▲ Convenient utility room and ground floor cloakroom/WC
- ▲ Four well-proportioned bedrooms and a contemporary remodelled bathroom with white suite and separate shower enclosure
- ▲ Gas central heating system and partial double glazing
- ▲ Offering a range of attractive features and excellent potential for further extension (subject to planning permission)

£339,950

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GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 2.26m x 1.17m (7'5" x 3'10")

LOUNGE - 5.7m x 3.9m (18'8" x 12'10")

CONSERVATORY - 3.6m x 3m (11'10" x 9'10")

KITCHEN/DINING ROOM - 5.8m x 3.23m (19' x 10'7")

UTILITY ROOM - 2.95m x 2.7m (9'8" x 8'10")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.45m x 3.28m (11'4" x 10'9")

BEDROOM TWO - 3.53m x 3.2m (11'7" x 10'6")

BEDROOM THREE - 2.67m x 2.5m (8'9" x 8'2")

BEDROOM FOUR - 2.74m x 2.4m (9' x 7'10")

BATHROOM - 3.1m x 1.73m (10'2" x 5'8")

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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EXTERNALLY

GARDENS, PARKING & GARAGE

Generous lawned front garden with a variety of shrubs and a driveway leads to the single garage with up and over door, power points and lighting. To the side and rear, there are further lawned gardens with established shrub borders, paved patio areas and paths.

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/YAR250352/10042026

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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