

GRIFFITHS CLOSE, YARM, TS15 9TZ



- ▲ A stylish, attractively extended three bedroom detached home enjoying a delightful cul-de-sac setting
- ▲ Featuring a stunning garden room extension with vaulted ceiling and patio doors to the rear garden
- ▲ Stunning full width redesigned kitchen/diner with built in oven and hob, microwave oven and integrated fridge/freezer
- ▲ Lounge with an electric fire set in a feature surround
- ▲ Three generous first floor bedrooms with the master having fitted wardrobes
- ▲ Luxurious redesigned bathroom with white three piece suite, separate shower and attractive tiling
- ▲ Landscaped gardens to front and rear, driveway and single garage
- ▲ Gas central heating system and double glazing
- ▲ Sought after location close to highly regarded Junior and Secondary schooling, shops and Yarm Railway Station

£259,950

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A stylish, attractively extended three bedroom detached home enjoying a delightful cul-de-sac setting and featuring a stunning garden room extension with vaulted ceiling and patio doors to the rear garden.

GROUND FLOOR

ENTRANCE LOBBY

LOUNGE - 4.13m x 3.81m (13'7" x 12'6")

KITCHEN/DINER - 6.23m x 2.61m (20'5" x 8'7")

GARDEN ROOM - 3.63m x 3.28m (11'11" x 10'9")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.27m x 3.13m (10'9" x 10'3")
Fitted wardrobes.

BEDROOM TWO - 3.27m x 3.08m (10'9" x 10'1")

BEDROOM THREE - 2.89m x 2.72m (9'6" x 8'11")

BATHROOM - 2.88m (9'5") reducing to 1.94m (6'4") x 2.10m (6'11")

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

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EXTERNALLY

GARDENS & GARAGE

Low maintenance front garden with blue slate finish and a variety of shrubs. The driveway leads to a single garage with up and over door, power points and lighting. The landscaped rear garden is mainly laid to lawn with shrub borders and two paved patio areas.

AGENTS REF: - DC/LS/YAR250403/20112025

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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