

## MOUNT LEVEN ROAD, YARM, TS15 9RJ



- ▲ A two bedroom detached bungalow located within the popular Levendale development in Yarm
- ▲ Extended to the rear with the addition of a garden room
- ▲ Lawned gardens to front and rear, block paved driveway and single garage
- ▲ Gas central heating system and double glazing
- ▲ Spacious lounge
- ▲ Two generous bedrooms
- ▲ Shower room with tiled walls and floor and double shower enclosure
- ▲ Kitchen with fitted units and built in oven and hob
- ▲ Offered for sale with NO ONWARD CHAIN

**£230,000**

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Offered for sale with NO ONWARD CHAIN, a two bedroom detached bungalow located within the popular Levensdale development in Yarm with lawned gardens to front and rear, block paved driveway and single garage.

### **GROUND FLOOR**

#### **ENTRANCE HALLWAY**

With entrance door, radiator and loft hatch.

#### **LOUNGE - 5.46m x 3.64m (17'11" x 11'11")**

Radiator, double glazed window and coved ceiling.

#### **KITCHEN - 3.03m x 2.50m (9'11" x 8'2")**

Fitted wall and base units incorporating a stainless steel sink unit. Built in oven and ceramic hob. Plumbing for automatic washing machine and wall mounted Worcester boiler. Double glazed window and access door to ...

#### **GARDEN ROOM - 3.29m x 2.79m (10'10" x 9'2")**

With double glazed windows and double doors to the rear garden.

#### **BEDROOM ONE - 3.63m x 3.43m (11'11" x 11'3")**

Radiator and double glazed window.

#### **BEDROOM TWO - 3.03m x 2.72m (9'11" x 8'11")**

Radiator, double glazed window and coved ceiling.

#### **SHOWER ROOM - 2.16m x 1.92m (7'1" x 6'4")**

Double shower enclosure, wash hand basin in vanity unit and low level WC. Tiled walls and floor, chrome effect heated towel rail, double glazed window and built in cupboard.

**TO VIEW:** Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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**EXTERNALLY**

**GARDENS & GARAGE**

Lawned front garden with a block paved driveway providing off street parking and leading to the single garage with up and over door and side access door. The rear garden is enclosed and mainly laid to lawn with shrubs and a paved patio area.

**AGENTS REF:** - DC/LS/YAR250404/25112025

**Council Tax Band:** D      **Tenure:** Freehold

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

Tel: **01642 788878**



GROUND 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. Made with Metropix ©2022.

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