

ANGROVE CLOSE, YARM, TS15 9RR



- ▲ A deceptively spacious, extended two bedroom semi-detached home
- ▲ Nicely positioned within this popular cul-de-sac in Yarm, off Glaisdale Road
- ▲ Impressively presented and enhanced by good quality fittings
- ▲ Extensive open plan lounge/dining room with electric fire in feature surround and double glazed French doors to the rear
- ▲ Breakfast kitchen with a good range of fitted units, built in oven and hob, integrated dishwasher and fridge

- ▲ Two double bedrooms with master having fitted wardrobes
- ▲ Impressive bathroom with white three piece suite and tiled walls
- ▲ Gas central heating system via combination boiler and double glazing
- ▲ Lawned gardens to front and rear, driveway and single garage

£169,950

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BEDROOM ONE - 3.35m (11') to robes x 2.97m (9'9")
Fitted wardrobes to one wall.

BEDROOM TWO - 3.94m x 2.77m (12'11" x 9'1")

GROUND FLOOR

ENTRANCE PORCH

LOUNGE/DINING ROOM - 8.1m (26'7") x 3.94m (12'11")
reducing to 2.72m (8'11")

BREAKFAST KITCHEN - 3.56m x 2.77m (11'8" x 9'1")

FIRST FLOOR

LANDING

BATHROOM

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with driveway to the single garage with up and over door, power points and lighting. To the rear there is an enclosed garden, mainly laid to lawn with shrub borders, paved patio area and timber shed.

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

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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/YAR250412/28112025

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**





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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