

## GRIFFITHS CLOSE, YARM, STOCKTON-ON-TEES, TS15 9TZ



- ▲ A sensibly priced three bedroom detached house located within a pleasant cul-de-sac setting
- ▲ Low maintenance gardens to front, impressed concrete driveway and single garage
- ▲ Lounge with attractive wood flooring
- ▲ Dining room with access door to the rear garden and opening to the kitchen
- ▲ Kitchen with a good range of units, built in oven, ceramic hob, microwave oven and integrated fridge/freezer and dishwasher
- ▲ Three generous first floor bedrooms
- ▲ Modern tiled shower room
- ▲ Gas central heating system and double glazing
- ▲ Well placed for access to highly regarded schooling, shopping facilities and Yarm Railway Station

**£239,950**

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#### **GROUND FLOOR**

**ENTRANCE LOBBY**

**LOUNGE - 4.16m x 3.77m (13'8" x 12'4")**

**DINING ROOM - 3.16m x 2.59m (10'4" x 8'6")**  
Opening to ...

**KITCHEN - 3.00m x 2.59m (9'10" x 8'6")**

#### **FIRST FLOOR**

**LANDING -**

**BEDROOM ONE - 3.82m x 3.29m (12'6" x 10'10")**

**BEDROOM TWO - 3.30m x 3.06m (10'10" x 10')**

**BEDROOM THREE - 2.91m x 2.70m (9'7" x 8'10")**

**BATHROOM - 2.18m x 1.97m (7'2" x 6'6")**

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

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**EXTERNALLY**

**GARDENS & GARAGE**

Blue slate garden to the front of the house with low level privet hedging, an impressed concrete driveway providing off street parking and a single garage with roller door. The low maintenance rear garden is enclosed with a generous impressed concrete entertaining/seating area, lawned section and a variety of shrubs.

**AGENTS REF:** - DC/LS/YAR260026/29012026

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

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

Tel: 01642 788878





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