

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

£229,950

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A sensibly priced three bedroom detached house located within a pleasant cul-de-sac setting with low maintenance gardens to front, impressed concrete driveway and single garage.

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

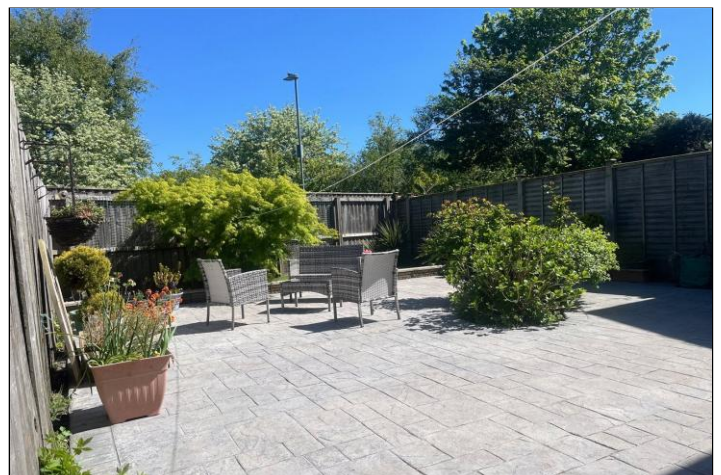
Blue slate garden to the front of the house with low level privet hedging, an impressed concrete driveway providing off street parking and a single garage with roller door. The low maintenance rear garden is enclosed with a generous impressed concrete entertaining/seating area, lawned section and a variety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