

## KIRKLEVINGTON GRANGE, YARM, TS15 9LL



- ▲ An attractive three-bedroom semi-detached home situated in a highly sought-after area of Yarm
- ▲ Occupying an exceptionally generous plot with an attractive open outlook across an extensive green area to the front
- ▲ Ideally positioned close to access well-regarded primary and secondary schools, transport links, and a range of local shopping amenities
- ▲ Pleasant gardens to both the front and rear, with a block-paved driveway providing off-street parking
- ▲ Comfortable lounge featuring a bow window to the front & electric fire (plus open fire) set within an attractive fireplace
- ▲ Double-glazed conservatory offering additional living space
- ▲ Spacious kitchen/dining room fitted with a comprehensive range of units, complemented by a practical separate utility room
- ▲ To the first floor are three well-proportioned bedrooms, two having built-in wardrobes, along with a family bathroom
- ▲ Further benefits include gas central heating and double glazed windows

**£215,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



An attractive three-bedroom semi-detached home situated in a highly sought-after area of Yarm, occupying an exceptionally generous plot with an attractive open outlook across an extensive green area to the front and ideally positioned close to access well-regarded primary and secondary schools, transport links, and a range of local shopping amenities.

**GROUND FLOOR**

**ENTRANCE PORCH**

**HALLWAY**

**LOUNGE - 4.71m x 3.48m (15'5" x 11'5")**

**KITCHEN/DINING ROOM - 6.79m x 2.86m (22'3" x 9'5")**

**CONSERVATORY - 2.96m x 2.83m (9'9" x 9'3")**

**UTILITY AREA - 2.15m x 2.10m (7'1" x 6'11")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.49m x 3.48m (11'5" x 11'5")**  
Fitted wardrobes.

**BEDROOM TWO - 3.93m x 2.88m (12'11" x 9'5")**  
Fitted wardrobes.

**BEDROOM THREE - 3.08m x 2.27m (10'1" x 7'5")**  
Built in double cupboard.

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# KIRKLEVINGTON GRANGE, TS15 9LL

**BATHROOM** - 2.75m (9') x 1.79m (5'10") reducing to 1.31m (4'4")

## EXTERNALLY

### **GARDENS & PARKING**

Low maintenance front garden with blue slate finish and block paved driveway providing off street parking. To the rear there is an extensive garden, which is enclosed and offers a range of trees and shrubs.

**AGENTS REF:** - DC/LS/YAR260095/04032026

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

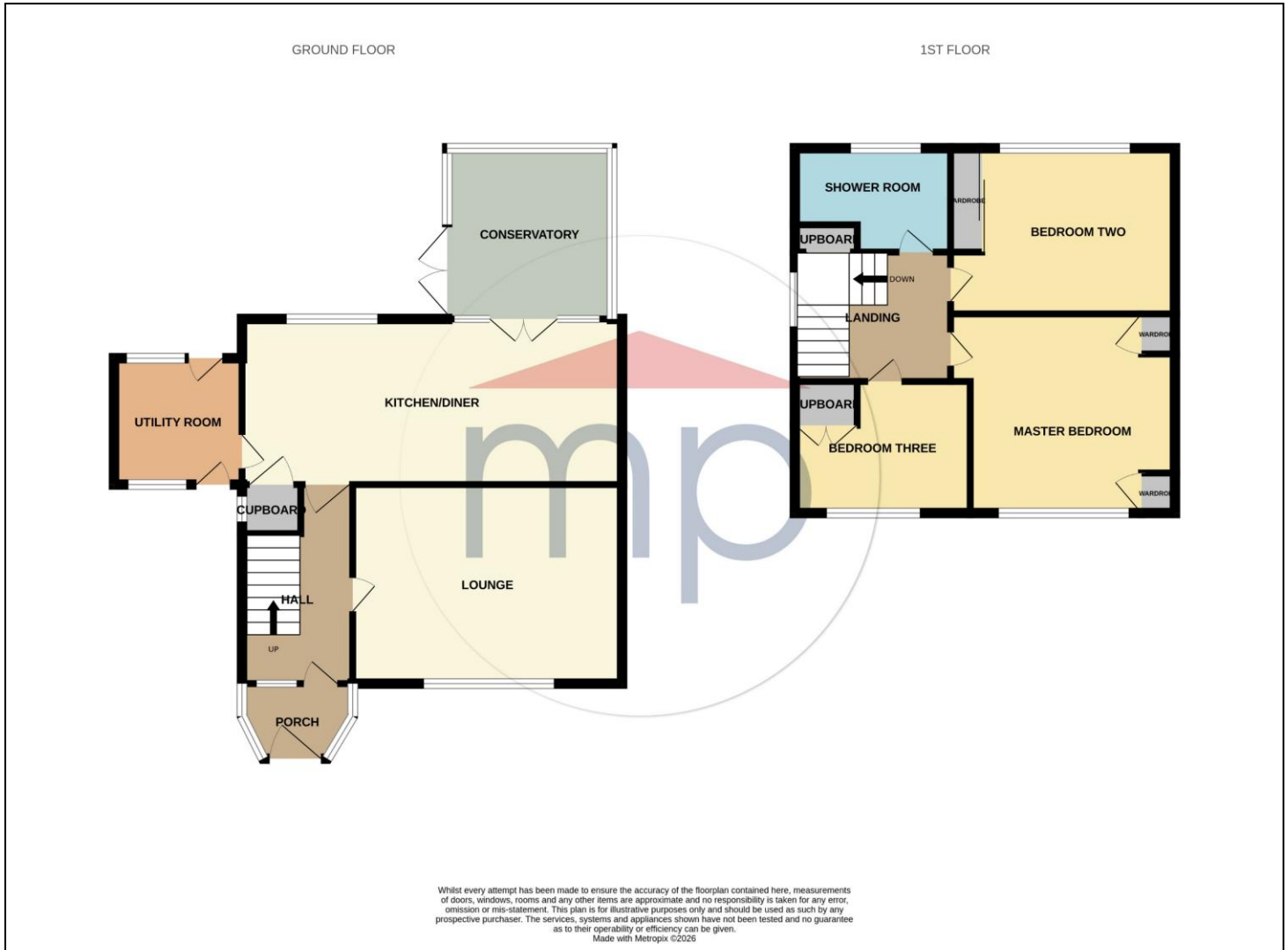
**TO VIEW:** Contact our Yarm office on

Tel: **01642 788878**



KIRKLEVINGTON GRANGE, TS15 9LL





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.



**TO VIEW:** Contact our Yarm Office on Tel: **01642 788878**  
59 High Street, Yarm, TS15 9BH