

NEW DALES CLOSE, YARM, TS15 9FP



- ▲ A modern two double bedroom semi-detached bungalow available for sale with NO ONWARD CHAIN
- ▲ Enjoying a pleasant cul-de-sac setting with a South facing rear garden, within the popular Morley Carr Farm development in Yarm
- ▲ Nicely presented lawned gardens to front and rear and parking for two vehicles
- ▲ Spacious lounge
- ▲ Kitchen with a good range of fitted units and built in oven and hob
- ▲ Two generous bedrooms with one having fitted wardrobes
- ▲ Impressive shower room with double shower enclosure and white suite
- ▲ Gas central heating system via a combination boiler and double glazing
- ▲ Built by Taylor Wimpey in 2018, the property still has the remainder of the 10 year NHBC warranty in place

Offers Over £205,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A modern two double bedroom semi-detached bungalow available for sale with NO ONWARD CHAIN, enjoying a pleasant cul-de-sac setting with a South facing rear garden, within the popular Morley Carr Farm development in Yarm.

GROUND FLOOR

ENTRANCE HALLWAY

With built in storage cupboard, radiator and loft hatch.

LOUNGE - 5.22m x 3.13m (17'2" x 10'3")

With radiator and double glazed window.

KITCHEN - 3.13m x 3.00m (10'3" x 9'10")

Fitted wall and floor units with complementary worktops incorporating a one and a half bowl stainless steel sink unit with mixer taps. Built in oven and gas hob. Plumbing for automatic washing machine and wall mounted combination boiler in unit. Radiator, double glazed window and rear access door.

BEDROOM ONE - 3.70m (12'2") to robes x 2.77m (9'1")

Fitted wardrobes. Radiator and double glazed window.

BEDROOM TWO - 3.88m x 2.90m (12'9" x 9'6")

Radiator and double glazed window.

SHOWER ROOM - 2.50m x 1.83m (8'2" x 6')

Double shower enclosure, wash hand basin and low level WC. Radiator, double glazed window and ceiling downlighting.

EXTERNALLY

GARDENS & PARKING

Lawned front garden with two car parking spaces. The rear garden is enclosed and mainly laid to lawn with a paved patio area, a variety of shrubs and a timber shed.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

www.michaelpoole.co.uk



NEW DALES CLOSE, TS15 9FP



AGENTS REF: - DC/LS/YAR260110/11032026

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

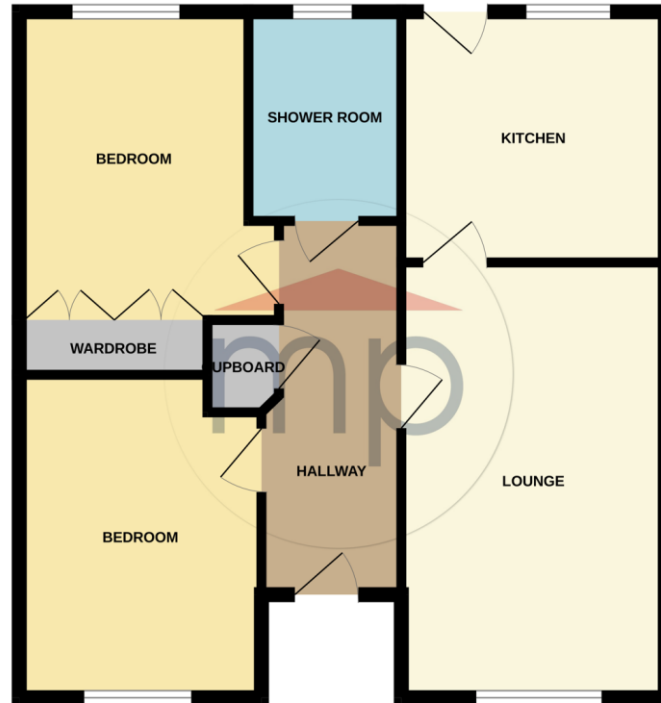
TO VIEW: Contact our Yarm office on
Tel: 01642 788878

A photograph of the storefront of a Michael Poole property consultants office at night. The storefront is illuminated with blue neon lights. The sign above the entrance reads 'Michael Poole property consultants'. The windows display various property listings and information.

Do you have a property you need to sell before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

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 Mergo 5.0.2019

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