

## 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**

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**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

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**AGENTS REF:** - DC/LS/YAR260110/11032026

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

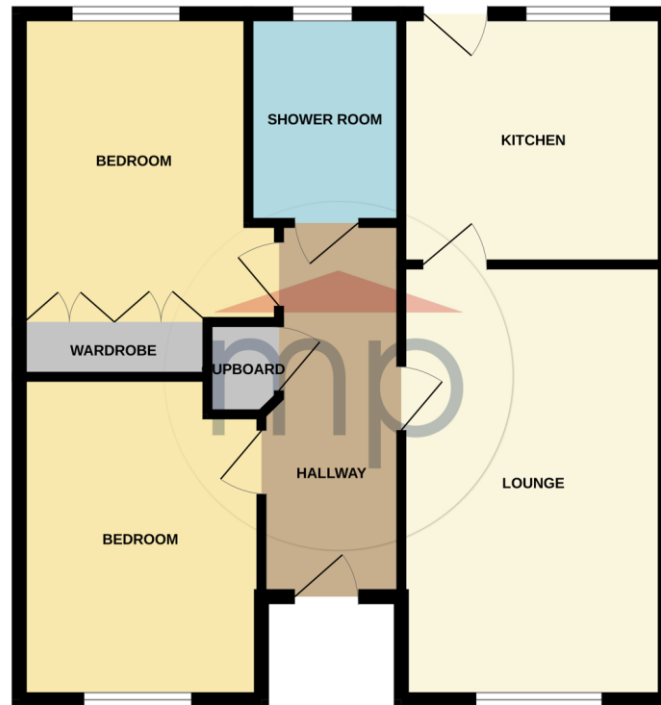
**TO VIEW:** Contact our Yarm office on  
Tel: 01642 788878

A photograph of the Michael Poole property consultants storefront at night. The building has large glass windows and a prominent blue neon sign that reads 'Michael Poole property consultants'. The interior of the shop is visible through the windows, showing various property listings and signs.

**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 Metropix 5/2020

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