

GLAISDALE ROAD, YARM, TS15 9RN



- ▲ A very impressive, extended and attractively remodelled four bedroom detached family home, sensibly priced for an early sale
- ▲ Occupying a delightful corner plot within the popular Levendale area of Yarm, close to highly regarded Junior and Secondary schooling
- ▲ Stylish Lounge with built in shelving and cabinets and fitted shutters, Versatile Study/Playroom also with fitted shutters together with a Dining Room/Snug directly off the Kitchen
- ▲ Stunning redesigned Breakfast Kitchen with high quality fitted units and worktops, built in oven and hob and integrated dishwasher and wine cooler
- ▲ L' shaped Conservatory with multi-fuel stove, fitted lightweight insulated roof and four roof windows making it a usable space all year round
- ▲ Utility Room and ground floor Cloakroom/WC
- ▲ Four spacious bedrooms, all with fitted shutters, redesigned En-Suite to the Master Bedroom and luxurious Bathroom with white suite and separate shower enclosure
- ▲ Private low maintenance rear garden ideal for entertaining, generous resin driveway and parking area with EV charger and single garage
- ▲ Gas central heating system, double glazing, solar panels, attractive decor throughout and high quality flooring

£385,000

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Sensibly priced for an early sale, a very impressive, extended and attractively remodelled four bedroom detached family home occupying a delightful corner plot within the popular Levensdale area of Yarm.

GROUND FLOOR

ENTRANCE HALLWAY

STUDY/PLAYROOM - 2.57m x 2.47m (8'5" x 8'1")

LOUNGE - 4.70m x 3.54m (15'5" x 11'7")

BREAKFAST KITCHEN - 5.40m x 3.27m (17'9" x 10'9")

CONSERVATORY - 5.47m (17'11") x 4.53m (14'10") (Maximum measurements)

DINING ROOM - 3.09m x 2.54m (10'2" x 8'4")

UTILITY ROOM - 2.28m (7'6") x 2.09m (6'10") reducing to 1.53m (5')

CLOAKROOM/WC - 2.02m x 0.88m (6'8" x 2'11")

FIRST FLOOR

LANDING

BEDROOM ONE - 5.75m x 2.58m (18'10" x 8'6")

EN-SUITE - 2.54m x 1.74m (8'4" x 5'9")

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59 High Street, Yarm, TS15 9BH

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BEDROOM TWO - 3.90m x 2.97m (12'10" x 9'9")

BEDROOM THREE - 3.54m (11'7") reducing to 2.63m (8'8") x 2.90m (9'6") to robes
Fitted wardrobes.

BEDROOM FOUR - 2.98m x 2.32m (9'9" x 7'7")

BATHROOM - 2.66m x 1.72m (8'9" x 5'8")

EXTERNALLY

PARKING, GARAGE & GARDEN

Large resin driveway and off street parking area to the front of the house, together with an EV charger and access to the single garage with roller door. To the rear there is a pleasant low maintenance garden, with astro turf lawn together with a generous paved patio area, ideal for outdoor entertaining.

AGENTS REF: - DC/LS/YAR260165/10042026

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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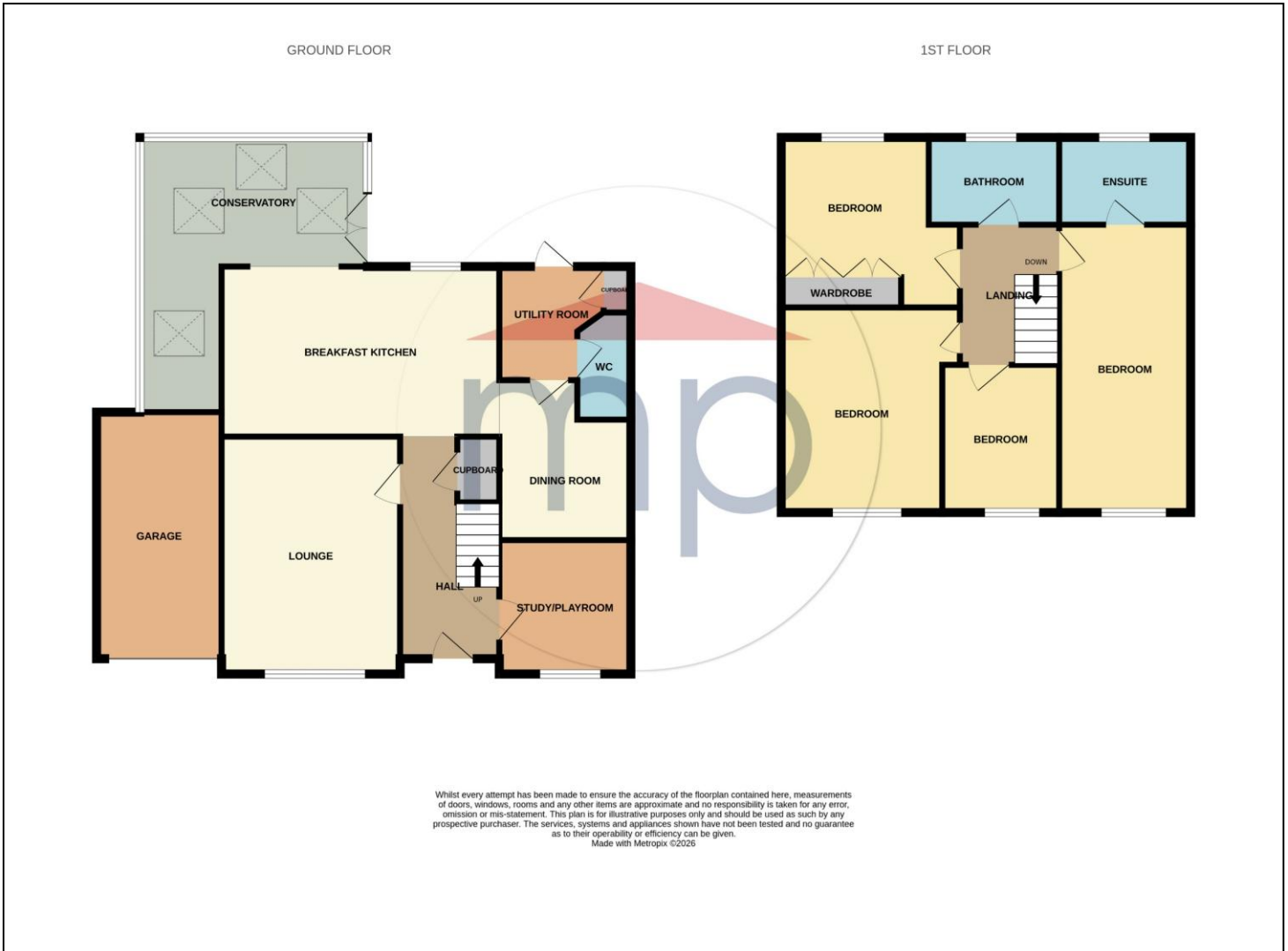


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A photograph of the exterior of a Michael Poole property consultants storefront at night. The building has a blue illuminated sign that reads "Michael Poole property consultants". The windows are large and display various property listings and signs. The interior is visible through the glass, showing a modern office space with desks and chairs.

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