

MEADOW VALE CLOSE, YARM, TS15 9WG



- ▲ An impressive three bedroom, three storey semi-detached townhouse offered for sale with NO ONWARD CHAIN
- ▲ Originally constructed by Shepherd Homes and located within the popular High Brook Croft Development in Yarm
- ▲ Delightful, landscaped gardens, block paved driveway and integral single garage
- ▲ Kitchen/diner with built in double oven, integrated fridge/freezer, dishwasher, washing machine and bi-folding doors to the rear garden
- ▲ Spacious, tastefully decorated first floor lounge
- ▲ Master bedroom with a door to the bathroom and two further bedrooms on the second floor plus a shower room
- ▲ Gas central heating system and double glazing
- ▲ Enhanced by tasteful decor and a range of high quality upgrades to the original builder's specification
- ▲ Excellent location close to highly regarded junior and secondary schooling and walking distance to the cosmopolitan High Street

£267,500

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An impressive three bedroom, three storey semi-detached townhouse offered for sale with NO ONWARD CHAIN with delightful, landscaped gardens, block paved driveway and integral single garage.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.81m x 0.89m (5'11" x 2'11")

KITCHEN/DINER - 4.99m x 3.55m (16'4" x 11'8")

FIRST FLOOR

LANDING

LOUNGE - 5.01m x 3.64m (16'5" x 11'11")

BEDROOM ONE - 5.20m x 2.90m (17'1" x 9'6")
Door to ...

BATHROOM - 2.00m x 1.77m (6'7" x 5'10")

SECOND FLOOR

LANDING AREA

BEDROOM TWO - 3.94m x 3.40m (12'11" x 11'2")

BEDROOM THREE - 3.78m x 2.91m (12'5" x 9'7")

SHOWER ROOM - 2.58m x 2.02m (8'6" x 6'8")

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

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EXTERNALLY

GARDENS, PARKING & GARAGE

Low maintenance area to the front with a block paved driveway leading to the single garage with up and over door, power points and lighting. To the rear there is an enclosed garden which is mainly laid to lawn with a paved patio area and an attractive variety of shrubs.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DC/LS/YAR260187/12052026

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

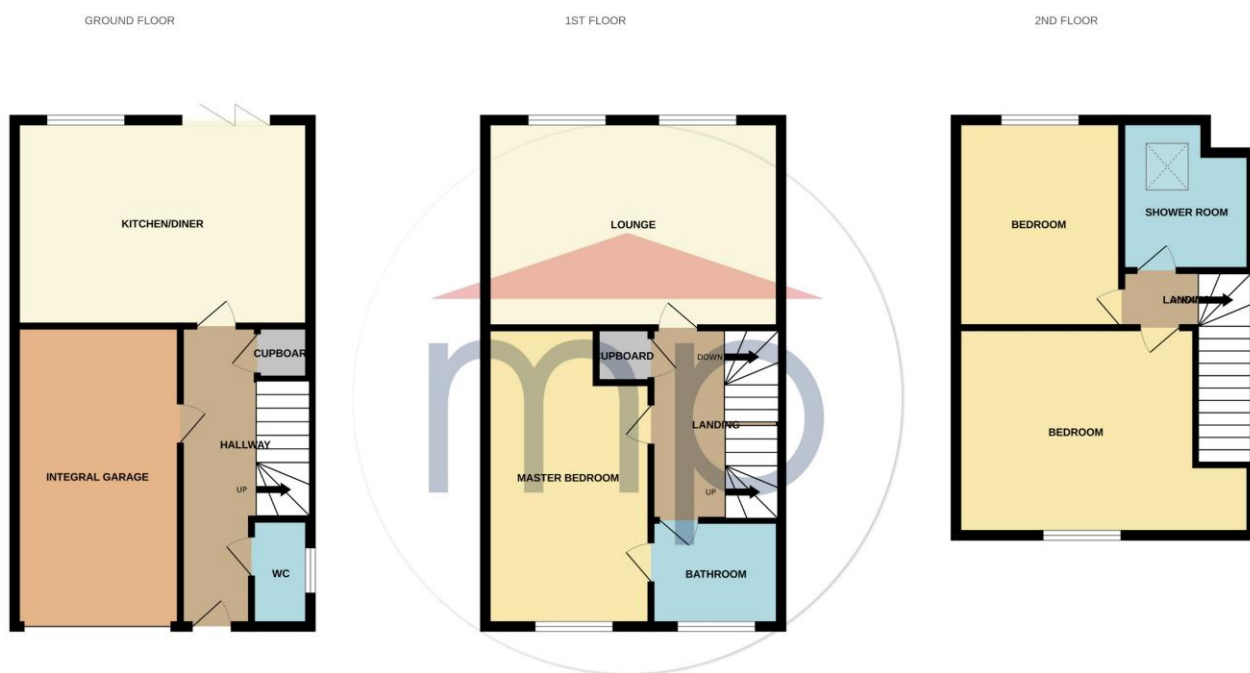


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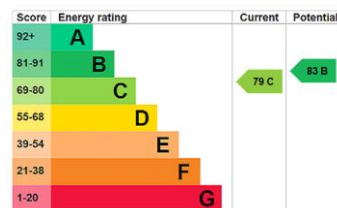




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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