

DEBRUSE AVENUE, YARM, TS15 9QL



- ▲ A sensibly priced three bedroom semi-detached home which will interest a variety of prospective buyers
- ▲ Nicely positioned within this popular Yarm development, close to highly regarded junior and secondary schooling
- ▲ Low maintenance gardens to front, paved driveway, car port and single garage
- ▲ Gas central heating system and double glazing
- ▲ Extensive lounge/dining room with contemporary electric fire
- ▲ Kitchen with a good range of fitted units, a built in oven and hob and integrated fridge/freezer
- ▲ Conservatory with patio style doors opening to the rear garden
- ▲ Three first floor bedrooms
- ▲ Bathroom with modern white three piece suite

£189,950

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GROUND FLOOR

ENTRANCE PORCH

OPEN PLAN LOUNGE/DINING ROOM - 7.00m (23') x 5.22m (17'2") reducing to 2.59m (8'6")

CONSERVATORY - 2.99m x 2.85m (9'10" x 9'4")

KITCHEN - 3.25m x 2.49m (10'8" x 8'2")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.73m x 2.95m (12'3" x 9'8")

BEDROOM TWO - 3.25m x 3.11m (10'8" x 10'2")

BEDROOM THREE - 2.82m x 2.22m (9'3" x 7'3")

BATHROOM - 2.06m x 1.67m (6'9" x 5'6")

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

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EXTERNALLY

GARDENS, PARKING & GARAGE

Low maintenance front garden with blue slate finish and a variety of shrubs. A paved driveway provides off street parking. To the side, double gates lead through a car port area and on to the single sectional garage with up and over door and side courtesy door. The rear garden has a blue slate area with shrubs and a block paved patio.

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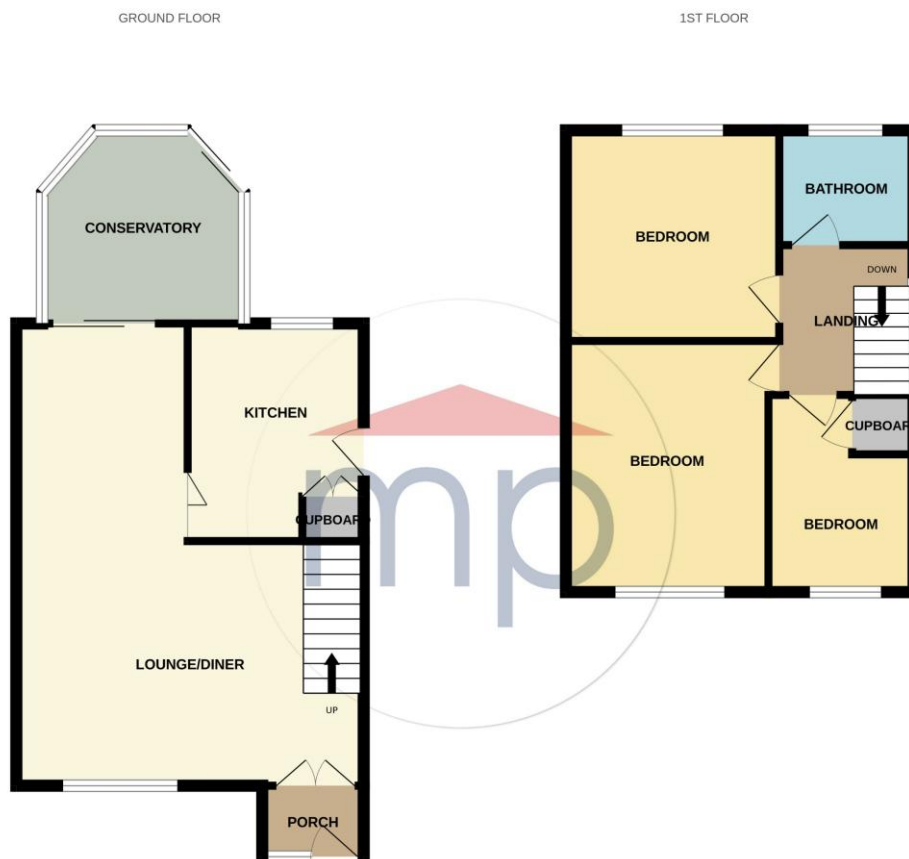
AGENTS REF: - DC/LS/YAR260239/08062026

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	90 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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