

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

£185,000

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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 with low maintenance gardens to front, paved driveway, car port and single garage.

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

AGENTS REF: - DC/LS/YAR260239/08062026

GARDENS, PARKING & GARAGE

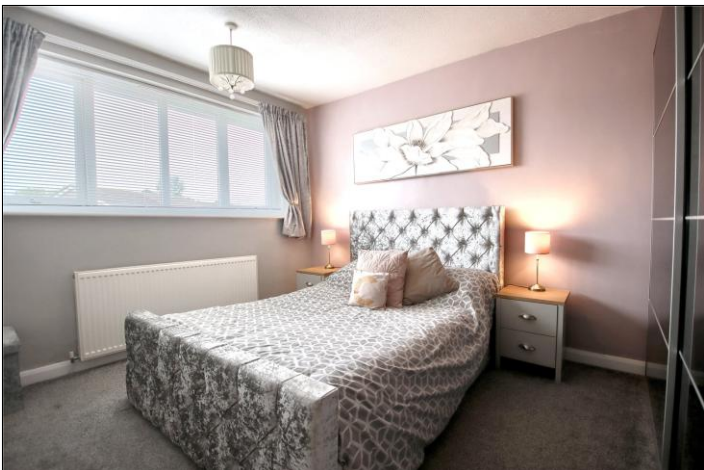
Low maintenance front garden with blue slate finish and a variety of shrubs. A paved driveway provides off street parking. To the side, double gates lead through a car port area and on to the single sectional garage with up and over door and side courtesy door. The rear garden has a blue slate area with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

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

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.

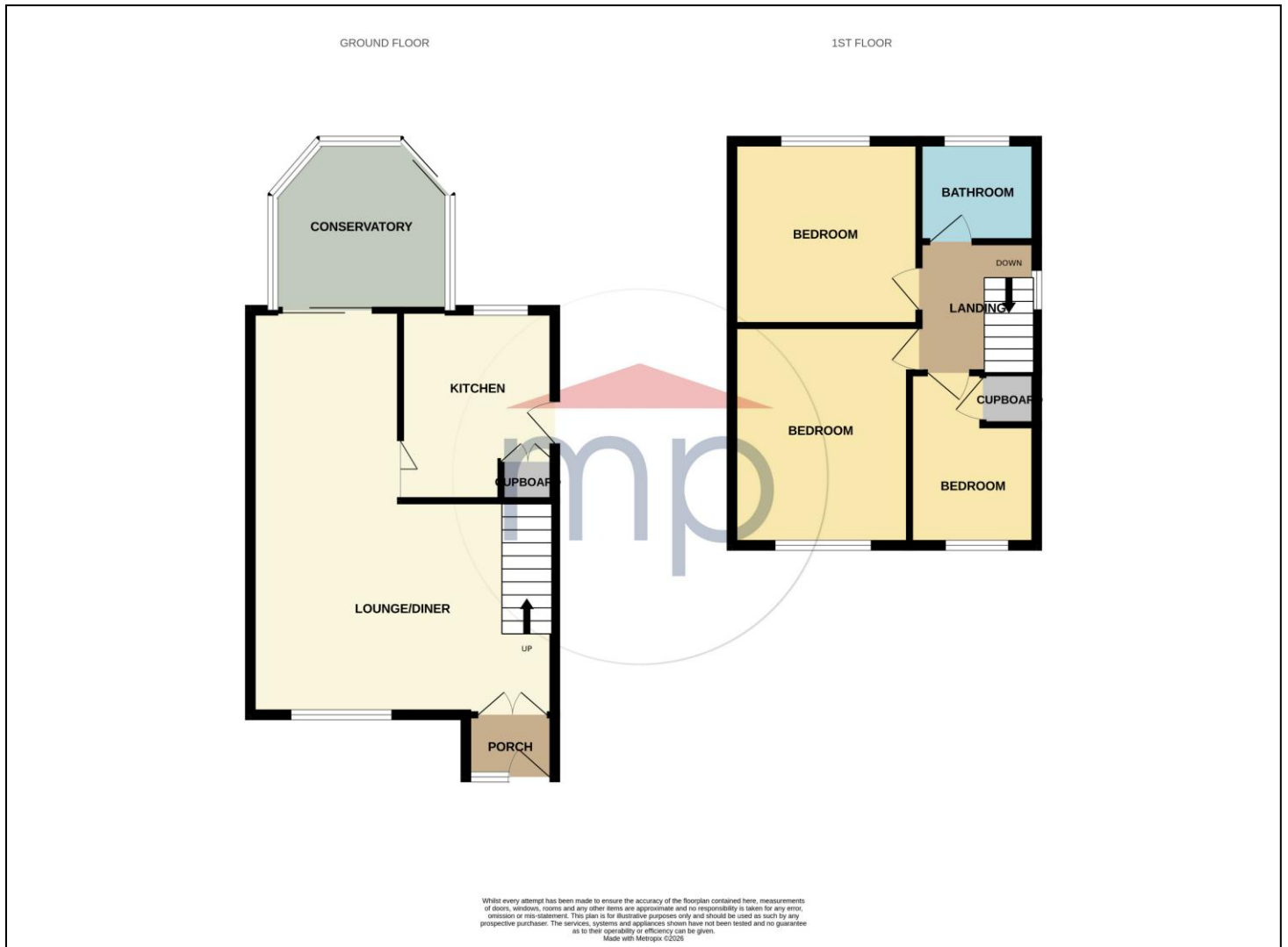


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A photograph of the exterior of a Michael Poole property consultants storefront at night. The building is illuminated by bright blue neon lights that spell out "Michael Poole" and "property consultants" above the entrance. The storefront has large glass windows displaying various property listings and brochures. The entrance is a glass door. The surrounding area is dark, suggesting it is nighttime.

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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



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