

GRESLEY CLOSE, YARM, TS15 9ZH



- ▲ A sensibly priced three bedroom, modern mid terrace house which we feel will appeal to a variety of prospective buyers
- ▲ Nicely positioned within the popular Leven Woods development in Yarm, close to highly regarded junior and secondary schooling
- ▲ Spacious Lounge/Dining Room with double glazed French doors to the rear garden
- ▲ Kitchen with a good range of fitted units and built in oven and hob
- ▲ Family Bathroom with white three piece suite and ground floor Cloakroom/WC
- ▲ Three first floor bedrooms
- ▲ Low maintenance gardens to front and rear and block paved double width driveway providing off street parking
- ▲ Gas central heating system and double glazing
- ▲ Excellent location close to shopping facilities and transport links including the nearby Yarm Railway Station

£189,500

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GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE/DINING ROOM - 4.62m (15'2") reducing to 3.51m (11'6") x 4.42m (14'6")

KITCHEN - 3.70m x 2.45m (12'2" x 8')

FIRST FLOOR

LANDING

BEDROOM ONE - 4.21m (13'10") reducing to 3.66m (12') x 2.60m (8'6")

EN-SUITE SHOWER ROOM - 2.59m x 1.33m (8'6" x 4'4")

BEDROOM TWO - 3.11m x 2.59m (10'2" x 8'6")

BEDROOM THREE - 2.72m x 1.91m (8'11" x 6'3")

BATHROOM - 2.42m (7'11") reducing to 1.67m (5'6") x 1.90m (6'3")

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

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EXTERNALLY

GARDENS & PARKING

Shrub area to the front of the house with a block paved double width driveway providing off street parking for two vehicles. The rear garden is mainly gravelled with a paved patio area, a variety of shrubs and a timber shed.

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/YAR260330/20082026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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