

## BATTERSBY CLOSE, YARM, TS15 9RX



- ▲ A Spacious Four Bedroom Detached Home Offered For Sale with NO ONWARD CHAIN
- ▲ Occupying A Generous Corner Plot Within a Pleasant Cul-De-Sac, Having Gardens to Three Sides, Driveway & Garage
- ▲ Located Within the Popular Levendale Development in Yarm, Close to Highly Regarded Junior & Secondary Schooling
- ▲ Spacious Lounge with Separate Dining Room & Conservatory
- ▲ Kitchen with Fitted Units & Built-In Oven & Hob
- ▲ Utility Room & Ground Floor Cloakroom/WC
- ▲ Four Bedrooms & Family Bathroom with White Suite & Separate Shower Enclosure
- ▲ Gas Central Heating System & Double Glazing to Some Windows
- ▲ The Property Has Been Priced to Reflect the Need for General Updating

**£295,000**

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A spacious four bedroom detached home offered for sale with no onward chain and occupying a generous corner plot within a pleasant cul-de-sac, having gardens to three sides, driveway, and garage.

**KITCHEN - 3.28m x 2.9m (10'9" x 9'6")**

**UTILITY ROOM - 2.95m x 2.7m (9'8" x 8'10")**

**GROUND FLOOR**

**FIRST FLOOR**

**ENTRANCE HALLWAY**

**LANDING**

**CLOAKROOM/WC - 2.26m x 1.17m (7'5" x 3'10")**

**BEDROOM ONE - 3.48m x 3.35m (11'5" x 11')**

**LOUNGE - 5.7m x 3.9m (18'8" x 12'10")**

**BEDROOM TWO - 3.6m x 3.23m (11'10" x 10'7")**

**CONSERVATORY - 3.6m x 3m (11'10" x 9'10")**

**BEDROOM THREE - 2.67m x 2.5m (8'9" x 8'2")**

**DINING ROOM - 3.28m x 2.82m (10'9" x 9'3")**

**BEDROOM FOUR - 2.74m x 2.4m (9' x 7'10")**

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

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# BATTERSBY CLOSE, TS15 9RX

**BATHROOM - 3.1m (10'2") reducing to 2.34m (7'8") x 1.73m (5'8")**

## **EXTERNALLY**

### **GARDENS & GARAGE**

Generous lawned front garden with a variety of shrubs and a driveway leads to the single garage with up and over door, power points and lighting. To the side and rear, there are further lawned gardens with established shrub borders, paved patio areas and paths.

**AGENTS REF:** - DC/LS/YAR090242/22022024

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

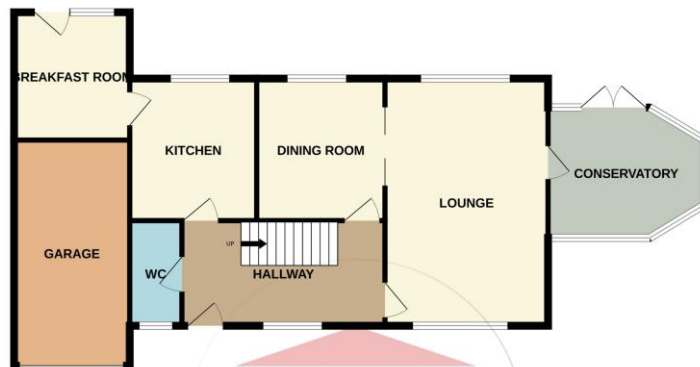
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GROUND FLOOR

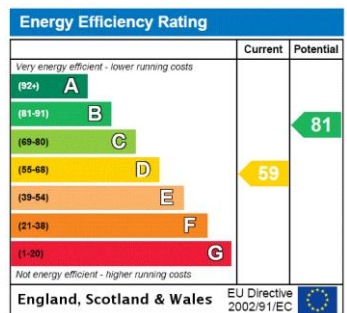


1ST FLOOR



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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