

## BRAESIDE, KIRKLEVINGTON, YARM, TS15 9NB



- ▲ An Individually Designed 3/4 Bedroom Detached Home Offered with NO ONWARD CHAIN Set Within the Popular Village of Kirklevington
- ▲ Occupying A Prominent Corner Site at The Junction of Braeside & Forest Lane with Attractive Established Gardens to Front, Side & Rear, Driveway & Garage
- ▲ Bright & Airy Lounge with Windows to Three Elevations & Separate Dining Room Which Could Be a Fourth Bedroom
- ▲ Redesigned Kitchen with High Gloss Fitted Units & Built-In Oven & Hob
- ▲ Bathroom with White Three Piece Suite & Part Tiled Walls
- ▲ One Ground Floor Bedroom with Two on The First Floor, With the Master Having an Impressive En-Suite Shower Room
- ▲ Gas Central Heating System & Replacement Double Glazing
- ▲ Desirable Village with A Highly Regarded Junior School & Excellent Commuting Access Via the A19 Road Network

**£399,950**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



**GROUND FLOOR**

**ENTRANCE LOBBY**

**ENTRANCE HALLWAY**

**LOUNGE - 6.07m x 4.86m (19'11" x 15'11")**

**DINING ROOM/BEDROOM - 4.57m (15') reducing to 3.67m (12') x 4.25m (13'11")**

**KITCHEN - 4.82m x 3.09m (15'10" x 10'2")**

**BEDROOM THREE - 4.25m (13'11") reducing to 2.59m (8'6") x 3.62m (11'11")**

**WALK-IN STORE/UTILITY - 2.23m x 1.67m (7'4" x 5'6")**

**BATHROOM - 2.61m x 2.42m (8'7" x 7'11")**

**FIRST FLOOR**

**LANDING**

With storage and WC.

**BEDROOM ONE - 7.07m (23'2") reducing to 4.79m (15'9") x 3.86m (12'8")**  
Fitted wardrobes.

**EN-SUITE SHOWER ROOM - 2.23m x 2.23m (7'4" x 7'4")**

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



BRAESIDE, TS15 9NB

**BEDROOM TWO - 4.83m x 3.65m (15'10" x 12')**

**EXTERNALLY**

**GARDENS & GARAGE**

The property occupies a delightful corner site at the junction of Braeside and Forest Lane. There is a low maintenance front garden with pathway to the front entrance and a driveway leading to the garage with up and over door, power points and lighting. To the rear there a lawned area with shrub borders. There is a generous area of garden to the side of the property with a gravelled area, paved patio, and an abundance of established shrubs.

**AGENTS REF:** - DC/LS/YAR230078/20062023

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

**TO VIEW:** Contact our Yarm office on  
Tel: 01642 788878



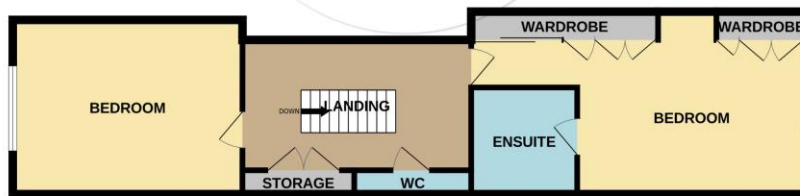
BRAESIDE, TS15 9NB



GROUND FLOOR

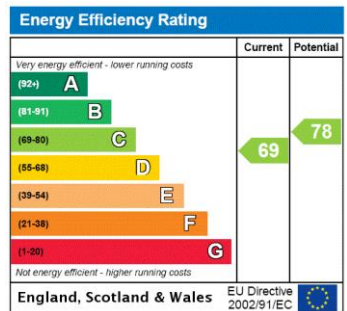


1ST FLOOR



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.  
Made with Metropac C2024.

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.



**TO VIEW:** Contact our Yarm Office on Tel: **01642 788878**  
59 High Street, Yarm, TS15 9BH