

## PICTON CLOSE, YARM, TS15 9FY



- ▲ Chain Free
- ▲ An Impressive Three Bedroom End-Terrace House Presented to An Excellent Standard & Well Worth Early Internal Viewing
- ▲ Constructed By Taylor Wimpey & Situated Within the Sought After Morley Carr Farm Development in Yarm
- ▲ Attractively Presented Lounge & Kitchen/Diner with Double Glazed French Doors Opening to The Pleasant Rear Garden
- ▲ Upgraded Kitchen with Built-In Oven & Hob, Integrated Fridge/Freezer, Dishwasher & Washing Machine
- ▲ Three Bedrooms with The Master Having Fitted Wardrobes & A Delightful En-Suite Shower Room
- ▲ Family Bathroom with Upgraded Fittings Including a Shower Over the Bath & Ground Floor Cloakroom/WC
- ▲ Gas Central Heating System Via a Combination Boiler, Double Glazing & Security Alarm System
- ▲ Gardens To Front & Rear & Driveway to The Front with Parking for Two Vehicles
- ▲ Excellent Location Close to Highly Regarded Junior & Secondary Schooling, Shopping Facilities & Yarm Railway Station

**£208,000**

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Constructed by Taylor Wimpey and situated within the sought after Morley Carr Farm Development in Yarm, an impressive three-bedroom end-terrace house presented to an excellent standard and well worth early internal viewing.

**GROUND FLOOR**

**ENTRANCE HALLWAY -**

**LOUNGE - 4.22m x 3.7m (13'10" x 12'2")**

**INNER LOBBY -** With under stairs cupboard and opening to the Kitchen/Diner.

**CLOAKROOM/WC - 1.85m x 1.07m (6'1" x 3'6")**

**KITCHEN/DINER - 4.7m x 2.9m (15'5" x 9'6")**

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

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**FIRST FLOOR**

**LANDING -**

**BEDROOM ONE - 3.43m (11'3") reducing to 2.82m (9'3") x 2.97m (9'9")**  
Fitted wardrobes.

**EN-SUITE SHOWER ROOM - 1.75m x 1.7m (5'9" x 5'7")**

**BEDROOM TWO - 3.3m x 2.62m (10'10" x 8'7")**

**BEDROOM THREE - 3.56m x 2m (11'8" x 6'7")**

**BATHROOM - 2.06m x 1.7m (6'9" x 5'7")**



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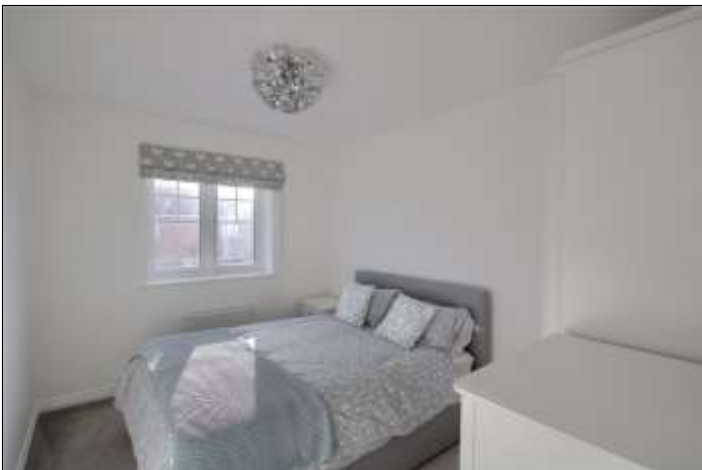
## **EXTERNALLY**

**GARDENS & PARKING** - Shrub section to the front of the property with a driveway providing parking for two vehicles. The rear garden is enclosed and mainly laid to lawn with a fenced boundary and paved patio area. Side access path and gate.

**AGENTS REF:** - DC/LS/YAR230338/29112023

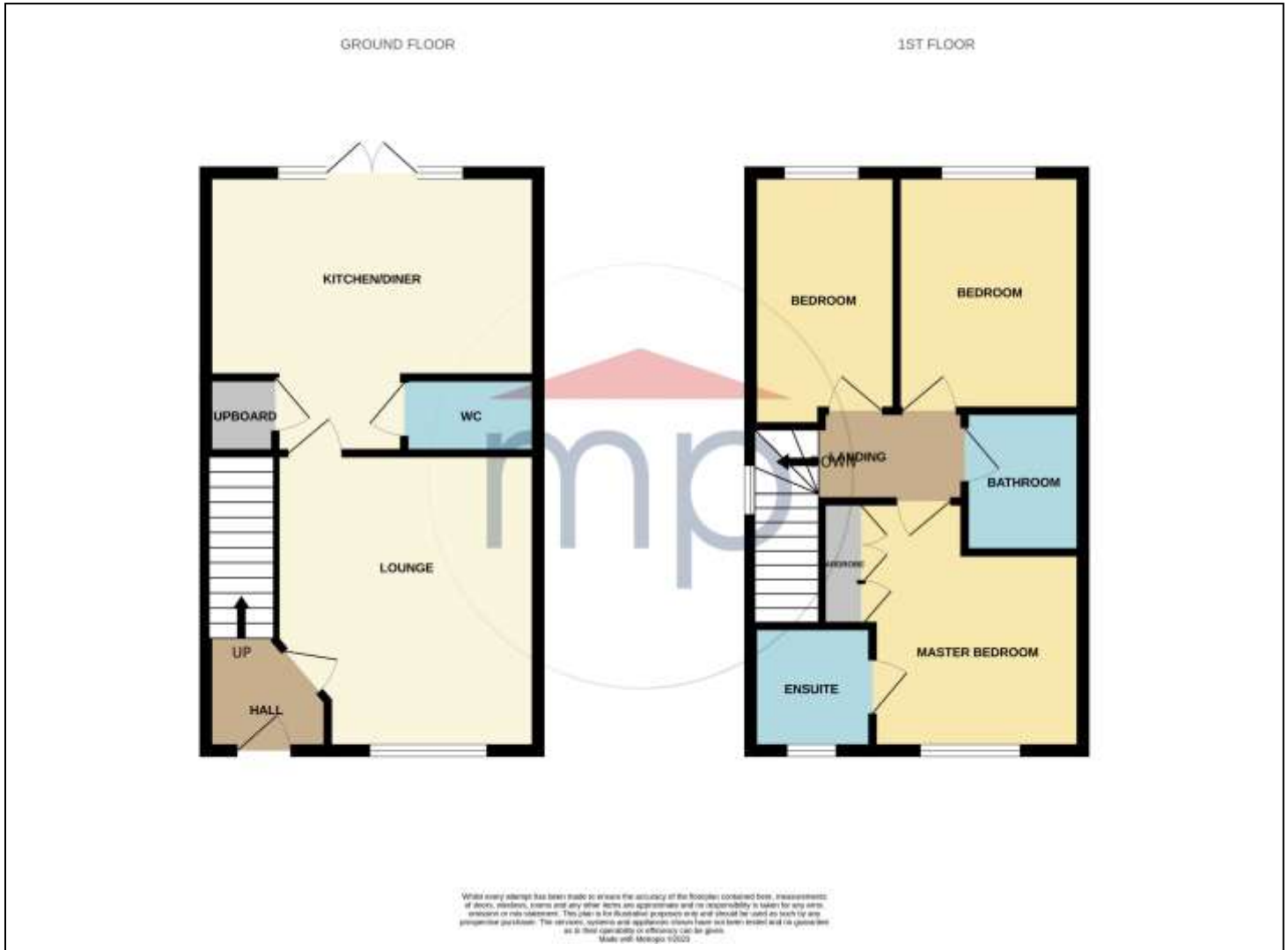
**Council Tax Band:** C    **Tenure:** Freehold

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

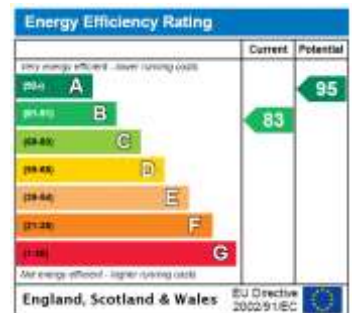


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