

ANGROVE CLOSE, YARM, TS15 9RR



- ▲ A Deceptively Spacious Three Bedroom Semi Detached House Benefitting from A SUBSTANTIAL TWO STOREY REAR EXTENSION
- ▲ Nicely Located Within a Pleasant Cul-De-Sac in The Levendale Area of Yarm
- ▲ Tastefully Presented Lounge Open to The Dining Room with Double Glazed French Doors to The Rear Garden
- ▲ 19ft Long Extended Kitchen with A Good Range of Fitted Units, Built-In Oven & Hob & Integrated Dishwasher

- ▲ Three Bedrooms with The Master Having Fitted Wardrobes
- ▲ Extended Bathroom with White Three Piece Suite & Shower Enclosure
- ▲ Gas Central Heating System & Double Glazing
- ▲ Lawned Gardens to Front & Rear, The Rear Being South Facing
- ▲ Side Driveway & Single Garage
- ▲ Excellent Location Close to Highly Regarded Junior & Secondary Schooling

£215,000

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A deceptively spacious three bedroom semi-detached house benefitting from a substantial two storey rear extension, nicely located within a pleasant cul-de-sac in the Levensdale area of Yarm with lawned gardens to front and rear, side driveway and single garage.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 4.11m x 3.66m (13'6" x 12')
Opening to ...

DINING ROOM - 3.2m x 2.51m (10'6" x 8'3")

KITCHEN - 5.84m x 2.18m (19'2" x 7'2")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.01m (13'2") to robes x 2.62m (8'7")

BEDROOM TWO - 2.8m x 2.8m (9'2" x 9'2")

BEDROOM THREE - 3.05m x 2.06m (10' x 6'9")

BATHROOM - 4.55m x 2.16m (14'11" x 7'1")

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

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EXTERNALLY

GARDENS & GARAGE

Lawned front garden with shrub borders. The driveway provides off street parking and continues on to the single garage with up and over door. The rear garden is south facing and is not directly overlooked, being mainly laid to lawn with a paved patio and children's play area.

AGENTS REF: - DC/LS/YAR240019/25012024

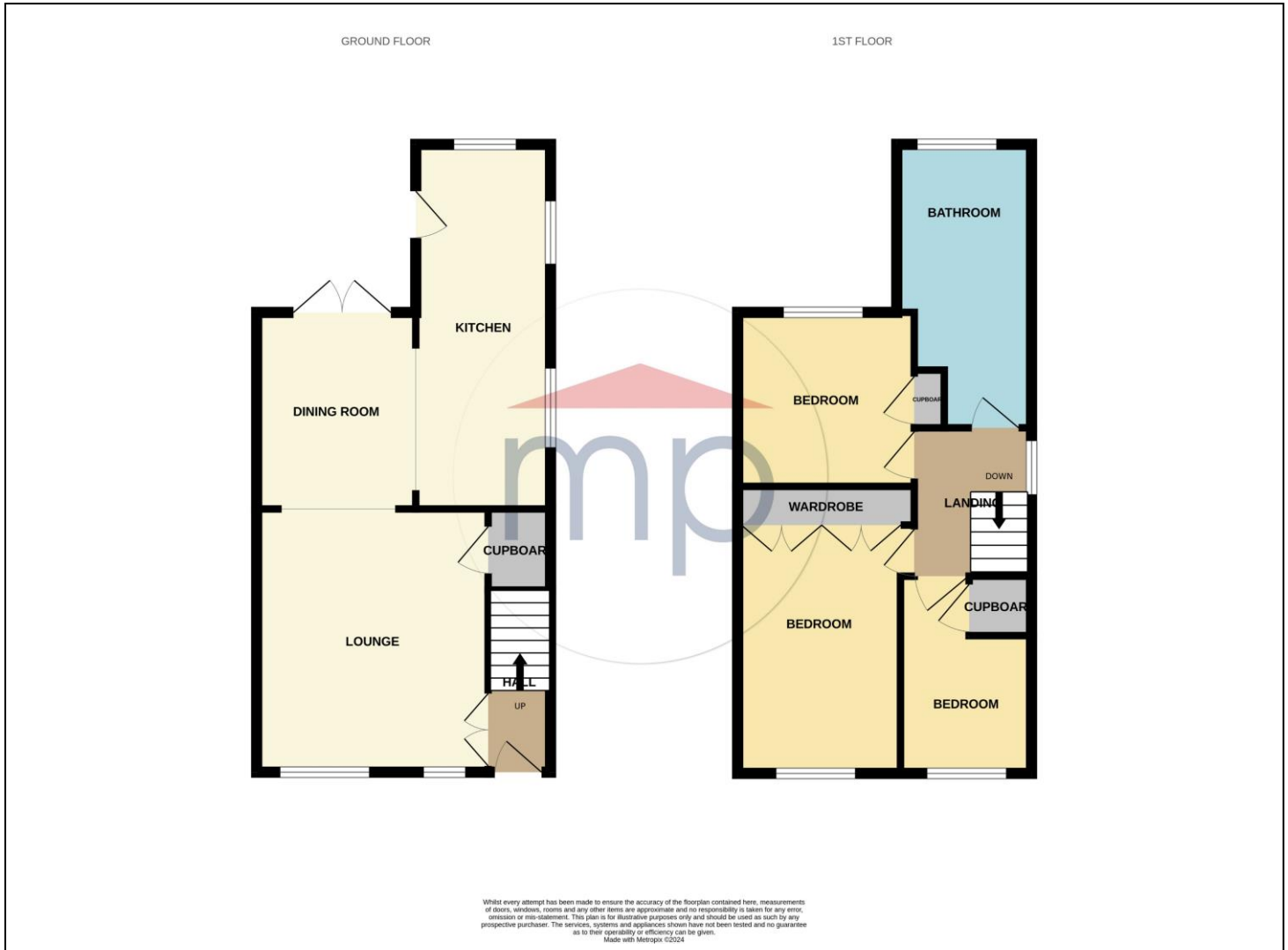
Council Tax Band: C **Tenure:** Freehold

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Tel: 01642 788878

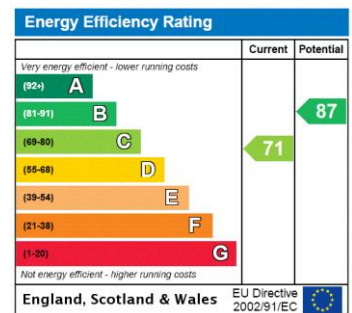


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