

BURNHOLME, LONG NEWTON, STOCKTON-ON-TEES, TS21 1DB



- ▲ Competitively Priced to Reflect the Need for Modernisation & Available For Sale With NO ONWARD CHAIN
- ▲ A Spacious THREE BEDROOM House with A Staircase Leading to THREE LOFT ROOMS
- ▲ Lounge with Separate Dining Room
- ▲ 20ft Long Kitchen with A Range of Fitted Units
- ▲ Ground Floor Cloakroom/WC
- ▲ First Floor Bathroom
- ▲ Low Maintenance Gardens to Front & Rear & SINGLE GARAGE
- ▲ Nicely Positioned Within the Popular Village of Long Newton
- ▲ Well Placed for Transport Links & Access to The Surrounding Towns of Yarm, Darlington & Stockton

£220,000

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Competitively priced to reflect the need for modernisation and available for sale with no onward chain, a spacious three bedroom house with a staircase leading to three loft rooms, low maintenance gardens to front and rear and single garage.

GROUND FLOOR

ENTRANCE LOBBY

DINING ROOM - 4.72m (15'6") reducing to 3.96m (13') x 4.65m (15'3")

LOUNGE - 5.36m x 4.7m (17'7" x 15'5")

KITCHEN - 6.1m (20') x 2.41m (7'11") reducing to 1.8m (5'11")

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM ONE - 3.8m x 3.15m (12'6" x 10'4")

BEDROOM TWO - 3.1m x 2.8m (10'2" x 9'2")

BEDROOM THREE - 3.9m (12'10") plus recess x 2.13m (7')

BATHROOM - 2.44m x 1.6m (8' x 5'3")

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

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SECOND FLOOR

LANDING AREA

LOFT ROOM ONE - 5.46m x 3.1m (17'11" x 10'2")

LOFT ROOM TWO - 3.1m x 2.72m (10'2" x 8'11")

LOFT ROOM THREE - 3.1m x 2.41m (10'2" x 7'11")

EXTERNALLY

GARDENS & GARAGE

Generous front garden which has paved and gravelled areas and a variety of shrubs. To the rear there is a further low maintenance garden, again mainly paved and gravelled. The single garage with up and over door is accessed via Farfields Close and there is a courtesy door connecting to the rear garden.

SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - DC/LS/YAR240061/15042024

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

TO VIEW: Contact our Yarm office on
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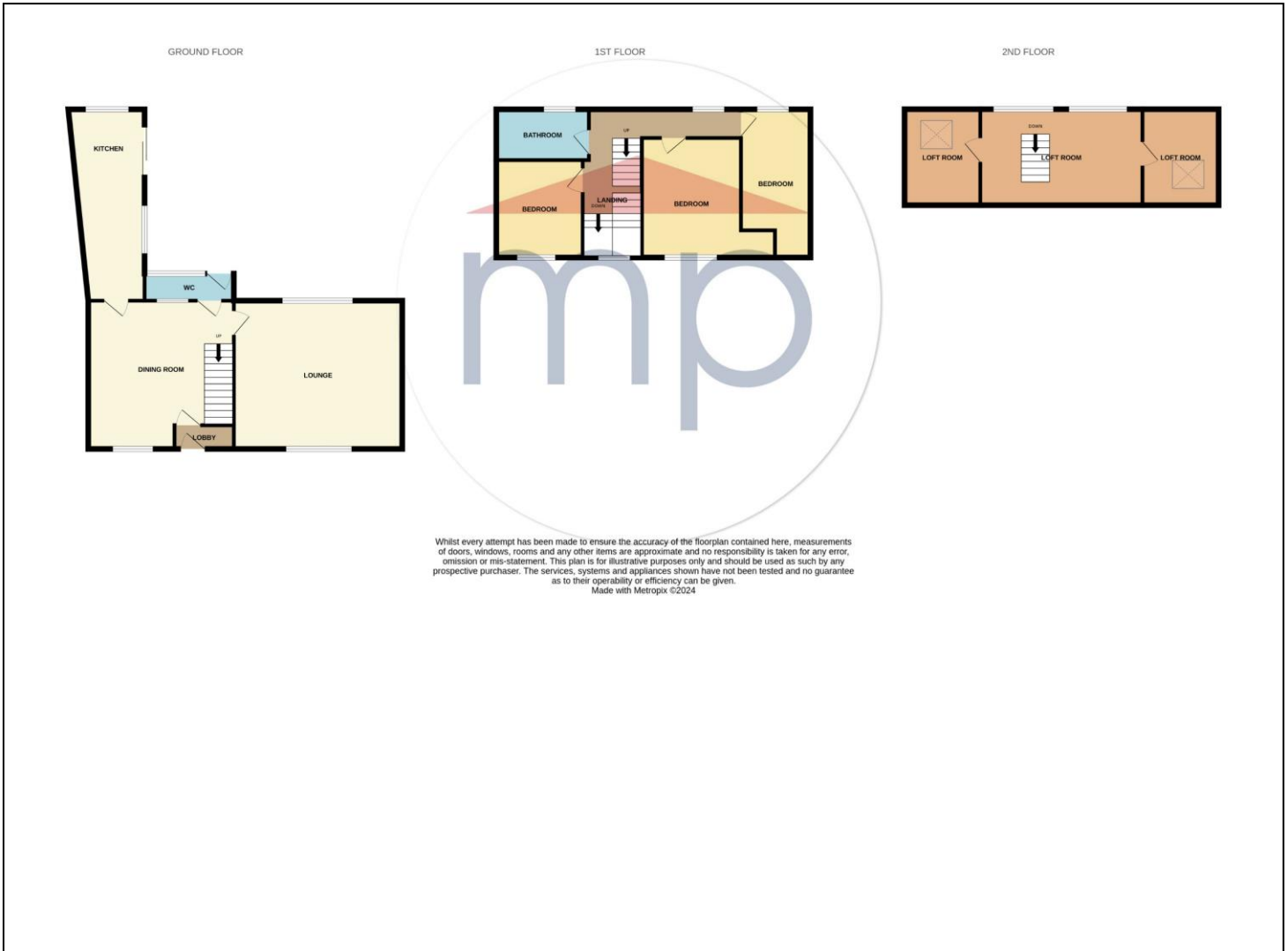
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A photograph of the exterior of a Michael Poole property consultants storefront at night. The storefront has a blue neon sign that reads "Michael Poole property consultants". The windows are large and display various property listings and information. The interior is lit up, and the sign is illuminated.

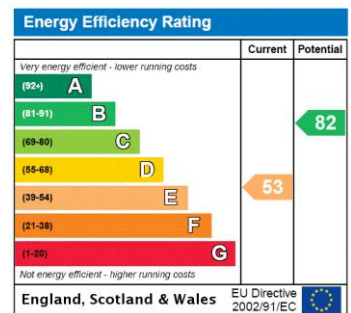
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need to sell
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market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market



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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