

BREWERY COTTAGE, BREWERY YARD, YARM, TS15 9AL



- ▲ A Charming Two Bedroom Cottage Enjoying a Delightful Central Yarm Position
- ▲ Open Plan Lounge with Electric Stove in Feature Fireplace
- ▲ Kitchen/Diner with A Good Range of Fitted Units
- ▲ Two First Floor Bedrooms
- ▲ Shower Room with Shower Enclosure & White Two-Piece Suite

- ▲ Gas Central Heating System Via a Combination Boiler
- ▲ Double Glazed Windows
- ▲ Pleasant Outdoor Seating Area with Outside Laundry Room
- ▲ Well Placed for Access to The Range of Amenities Offered by The Nearby Cosmopolitan High Street

£205,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A charming two bedroom cottage enjoying a delightful central Yarm position featuring an open plan lounge with electric stove in feature fireplace, kitchen/diner with a good range of fitted units, two first floor bedrooms, shower room with shower enclosure and white two-piece suite and a pleasant outdoor seating area with outside laundry room.

GROUND FLOOR

LOUNGE - 4.14m x 3.96m (13'7" x 13')

Electric stove in feature surround with inset and hearth. Radiator, double glazed window, and open plan staircase to the first floor. Opening to ...

KITCHEN/DINER - 4.14m x 1.83m (13'7" x 6')

Fitted modern wall and floor units incorporating a one and a half bowl stainless steel sink unit with mixer taps. Electric cooker point, wall mounted Baxi Duo-Tec combination boiler in cupboard, fitted breakfast bar, radiator, and double glazed window.

FIRST FLOOR

LANDING

BEDROOM ONE – 3m (9'10") x 2.8m (9'2") reducing to 2.57m (8'5")

Built-in wardrobe and cupboard. Radiator and double glazed window.

BEDROOM TWO - 2.95m (9'8") x 2.16m (7'1") reducing to 1.4m (4'7")

Radiator, double glazed window, and loft hatch.

SHOWER ROOM

Shower enclosed, wash hand basin and low level WC. Radiator and double glazed window.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

www.michaelpoole.co.uk



BREWERY COTTAGE, TS15 9AL

Michael Poole
sales | lettings | auctions

EXTERNALLY

To the front of the property there is a gravelled seating area. In addition, there is an outdoor Laundry Room with plumbing for automatic washing machine.

AGENTS REF: - DC/LS/YAR240173/30042024

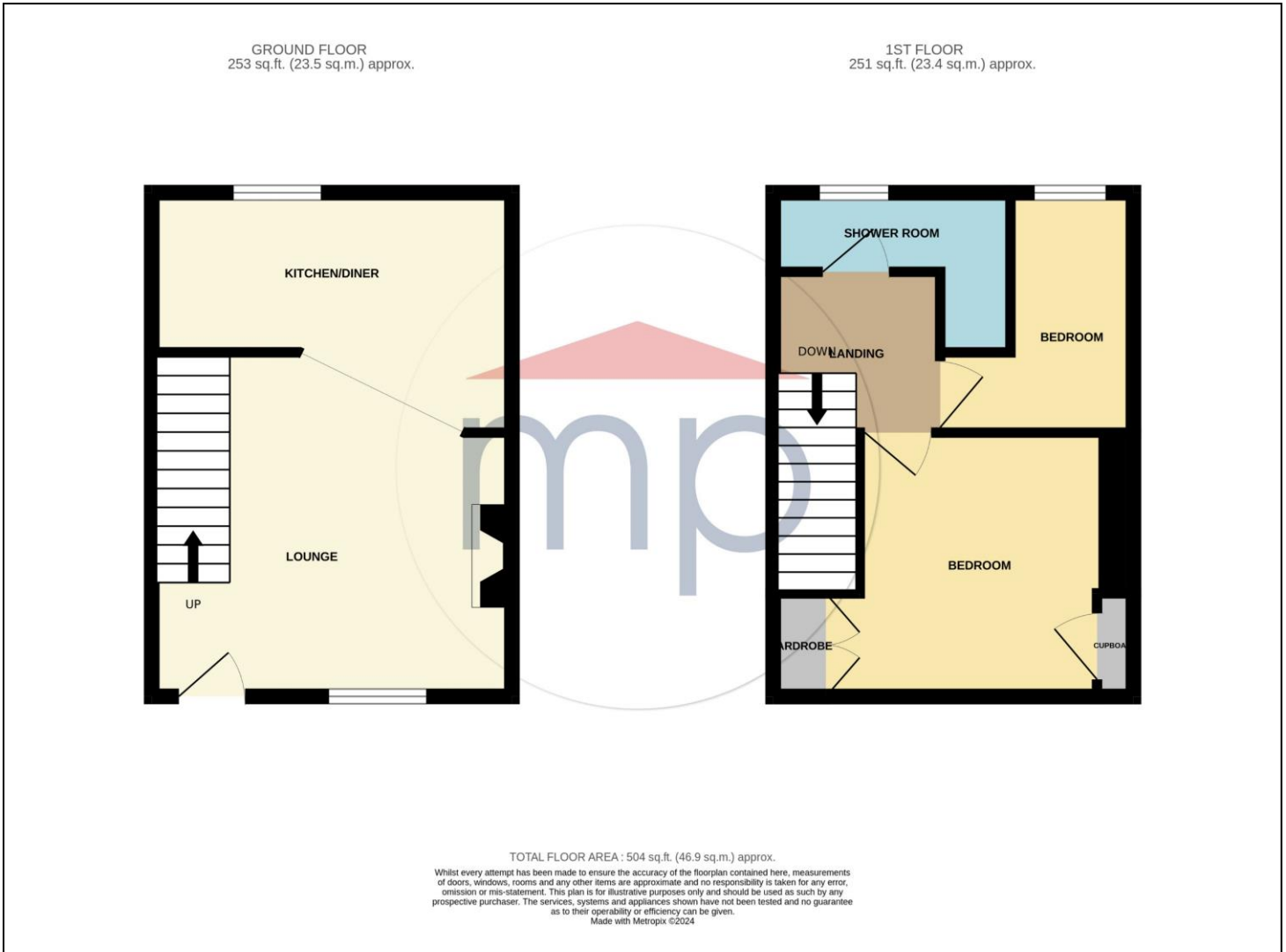
Council Tax Band: A **Tenure:** Freehold

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

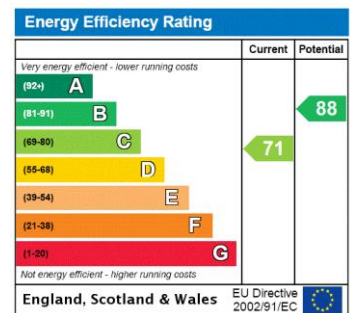
A photograph of the Michael Poole property consultants storefront at night, illuminated by blue neon lights. The sign above the entrance reads "Michael Poole property consultants".

Do you have a property you need to sell before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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