



Linden Crescent, Yarm, TS15 9FX

Enviably positioned with an open aspect! A STYLISH THREE STOREY semi detached house, well positioned on the desirable Tails Trees Development, within walking distance of the highly regarded Conyers Secondary School, Yarm Train Station in addition to being just a short drive to Yarm High Street with its excellent range of coffee shops, boutique shops, restaurants and bars.

Built by 'Avant Homes' to their Sutton design offering high standard accommodation which is impressive and spacious throughout, featuring high quality fittings, and a well apportioned layout which should prove perfect for a growing family.

On the ground floor is a wide entrance hall, large cloakroom/wc, generous open plan family/dining room with bi-fold doors leading out to the attractive rear garden, and contemporary fitted kitchen with an excellent range of high gloss units incorporating integrated fridge/freezer, electric oven and gas hob, dishwasher. A large utility cupboard accommodates a washing machine and a tumble drier and additional storage space.

The first floor landing provides access to the master bedroom with fitted wardrobes and en-suite shower room along with a lounge to the front aspect. Two further double bedrooms and a family bathroom are located on the second floor.

Outside is a small garden with shrubs to the front aspect along with block paved 3 car driveway leading to a single garage. There is also an EV charging point to the front. Gated access leads to the enclosed rear garden.

Asking Price £269,995



Linden Crescent, Yarm, TS15 9FX

HALL

KITCHEN

9'10" x 10'5" (3.00m x 3.18m)

DINING ROOM

7'6" x 13'5" (2.29m x 4.09m)

FAMILY ROOM

16'2" x 9'6" (4.93m x 2.90m)

WC

6'4" x 5" (1.93m x 1.52m)

BEDROOM ONE

13'6" x 11'2" (4.11m x 3.40m)

ENSUITE

7'7" x 4'6" (2.31m x 1.37m)

LOUNGE

10'1" x 14'6" (3.07m x 4.42m)

BEDROOM TWO

12'2" x 9'6" (3.71m x 2.90m)

BEDROOM THREE

9'5" x 12'1" (2.87m x 3.68m)

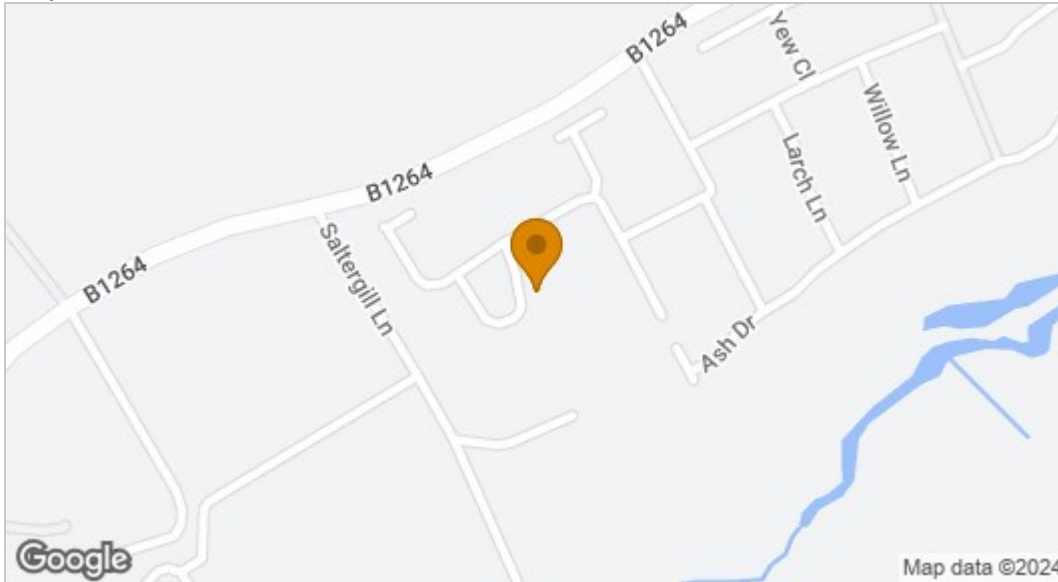
BATHROOM

5'6" x 7'4" (1.68m x 2.24m)

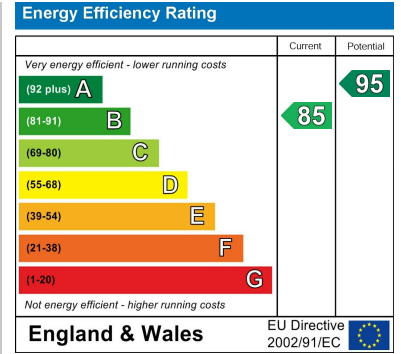




Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.