



Griffiths Close, Yarm, TS15 9TZ

Situated at the end of a cul-de-sac and conveniently located near Layfield Primary School and Conyers Secondary School, this extended detached home will likely appeal to a family buyer.

Accommodation is gas centrally heated, double glazed and provides hallway, lounge with feature fireplace incorporating a gas fire, kitchen/dining room with double doors opening into the garden, family room with double doors opening onto the garden patio, utility room fitted with sink unit and having access to the ground floor cloaks/wc. To the first floor are 4 bedrooms, the master having an ensuite and additionally there is a good size family bathroom fitted with a bath and shower enclosure.

The rear garden is south facing and features a lawn area and large patio area and timber shed. Ample parking is provided on the long block paved driveway leading to an integral garage.

Offers In The Region Of £340,000



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ENTRANCE HALL

LOUNGE

12'8" x 17'7" (3.86m x 5.36m)

KITCHEN/DINING ROOM

11'2" x 15'11" (3.40m x 4.85m)

FAMILY ROOM

15'1" x 9'5" (average) (4.60m x 2.87m (average))

UTILITY ROOM

7'11" x 6'3" (2.41m x 1.91m)

CLOAKS/WC

6'3" x 7'10" (1.91m x 2.39m)

LANDING

FRONT BEDROOM

12'7" x 13'0" (3.84m x 3.96m)

EN SUITE

REAR BEDROOM

9'2" x 10'6" (2.79m x 3.20m)

SIDE BEDROOM

7'11" x 14'4" (2.41m x 4.37m)

REAR BEDROOM

8'7" x 6'8" (2.62m x 2.03m)

BATHROOM/WC

8'7" x 9'2" (2.62m x 2.79m)



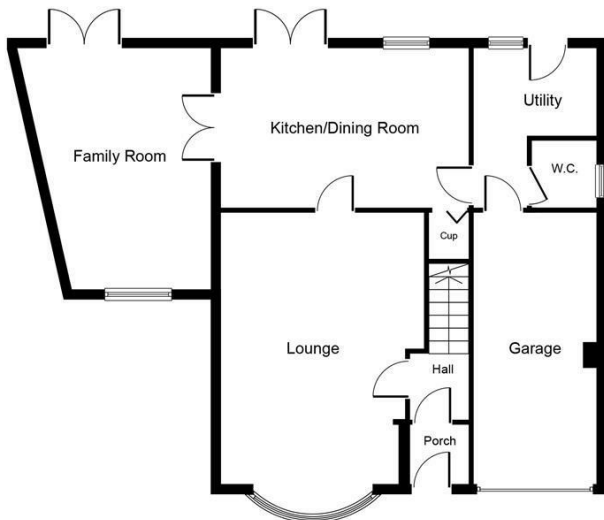
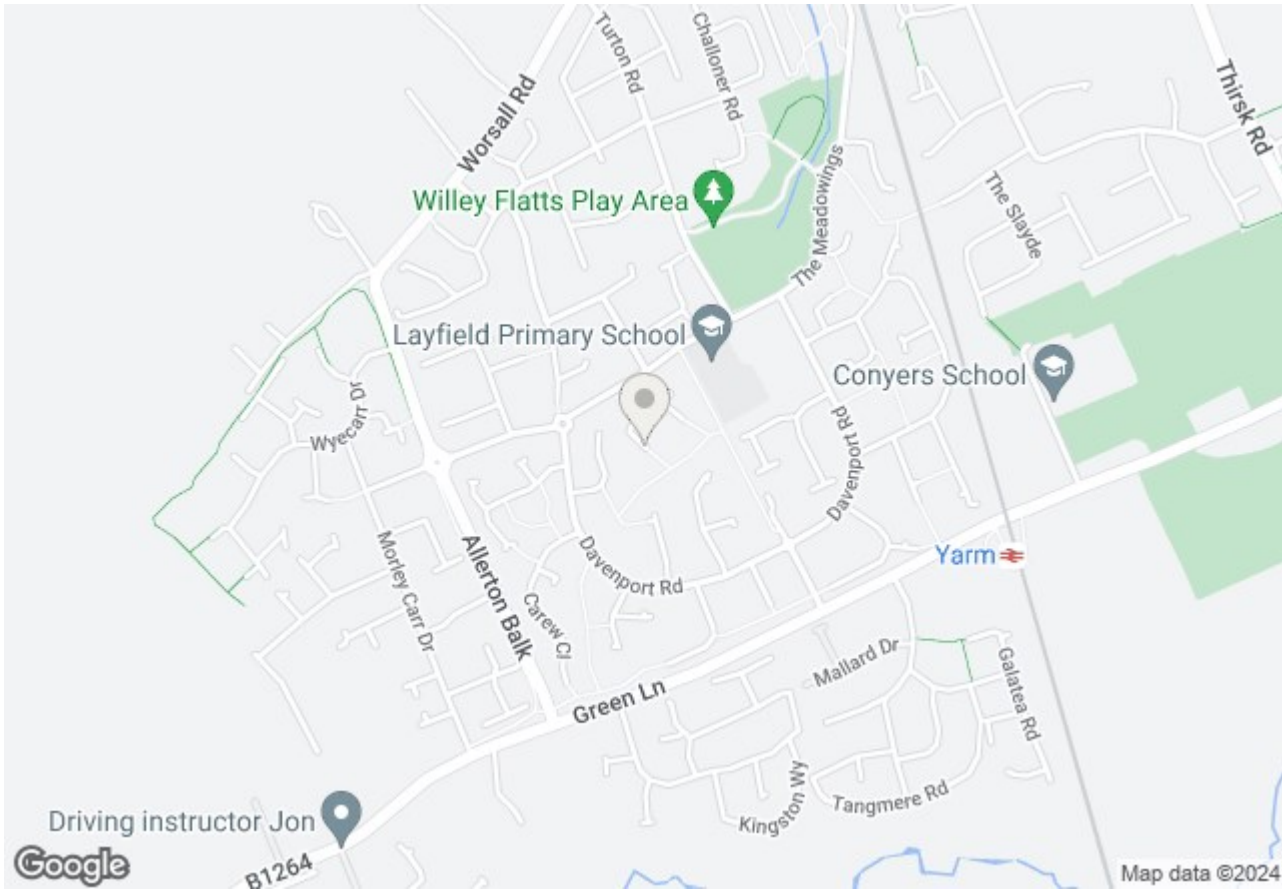
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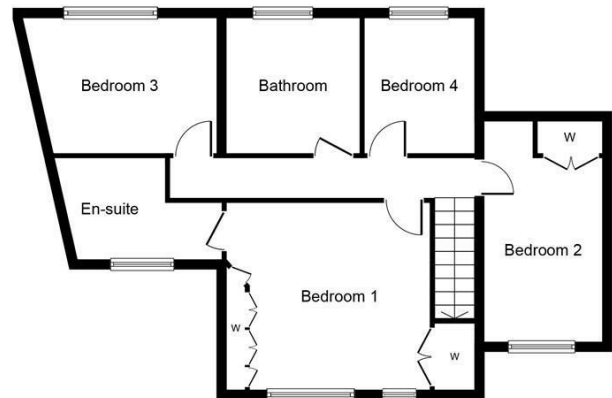
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Ground Floor

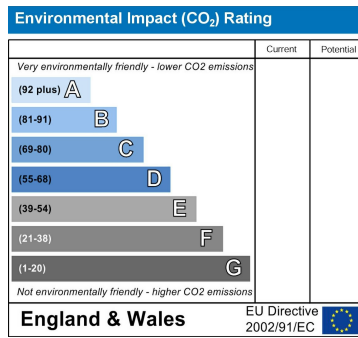
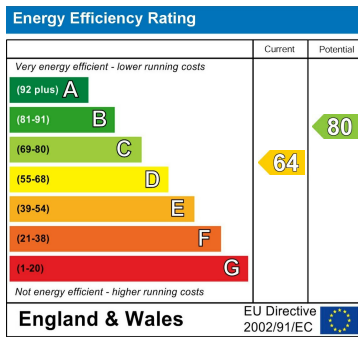


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING

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

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