



Manor Garth

Yarm TS15 9LG

£350,000



Venture
PROPERTIES



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Manor Garth

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- Five bedroom Detached
- Driveway and Garage

Offered for sale to the market this unique five bedroom detached property. A spacious property with open living and the bonus of a beautiful kitchen.

Located in the sought after Kirklevington village, making it a perfect location with access to Darlington, Stockton On Tees and North Yorkshire.

The property offers well planned out and well proportioned accommodation and is neutrally decorated throughout with neutral flooring and carpets.

In brief the property comprises: Entrance Hall, Downstairs Cloakroom, Lounge, Dining room, Kitchen, To the first floor there are 5 bedrooms, shower room and EN Suite bathroom to the main bedroom. Externally the property is set on a perfect plot with a really good sized garden to the front and driveway for ample parking leading to Garage. To the rear the property has a large patio area and good sized gardens.

Entrance Hall

With UPVC front door, gas central heating radiator. Stairs leading to first floor.

Downstairs Cloakroom

With wash hand basin, WC and towel rail.

Lounge

20'6" x 10'9" (6.265 x 3.281)

Running from the front to the rear with x 2 Gas central heating radiators, Double glazed window to the front, Wall mounted Electric fire. Sliding doors leading to the rear garden.

Dining room

13'6" x 10'11" (4.11m x 3.33m)

With sliding doors leading out to the rear garden.

Kitchen

10'11" x 8'11" (3.328 x 2.724)

A modern fitted kitchen with a range of wall, floor and drawer units and work surfaces. With sunken sink and mixer tap, double electric oven and hob with splash back. Space for Fridge freezer, space for washing machine. Gas central heating radiator. Windows to the rear and side.

- Village of Kirklevington
- Council Tax band E

Utility Space

9'0" x 6'1" (2.745 x 1.879)

First floor landing

Shower room

With a suite comprising Shower cubicle with shower, wash hand basin, WC. Gas central heating radiator and Velux window.

Bedroom 1

14'3" x 12'0" (4.360 x 3.659)

Situated to the rear with fitted wardrobes. Gas central heating radiator and window.

EN-SUITE

With suite comprising panelled bath, wash hand basin, WC. Gas central heating radiator.

Bedroom 2

12'1" x 11'2" (3.686 x 3.406)

Situated to the rear with storage cupboard, gas central heating radiator and window.

Bedroom 3

9'1" x 9'5" (2.790 x 2.874)

Situated to the front with gas central heating radiator and window.

Bedroom 4

11'2" x 6'1" (3.409 x 2.132)

Situated to the rear with gas central heating radiator and window.

Bedroom 5

15'1" x 9'10" (4.615 x 3.013)

With gas central heating radiator and window.

Externally

To the front of the property there is a good sized garden, a driveway allowing ample parking leading to Garage. To the rear there is a large patio area, and large garden that is laid to lawn.

- Large Gardens
- EPC Rating TBC

Council Tax band

Band E

Tenure

The property is Freehold

NOTE

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



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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Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com