



12 Foxton Close, Yarm

Offers Over £365,000





12 Foxton Close

Yarm

An Extended Four Bedroom Detached Family Home Offered For Sale with NO ONWARD CHAIN And Enjoying a Delightful Cul-De-Sac Position in The Popular Levendale Area of Yarm, With A South Easterly Rear Aspect.

- An Extended Four Bedroom Detached Family Home Offered For Sale with NO ONWARD CHAIN
- Enjoying A Delightful Cul-De-Sac Position in The Popular Levendale Area of Yarm, With A South Easterly Rear Aspect
- Spacious Lounge with An Electric Fire Set in A Feature
- Garden Room Extension Overlooking the Rear Garden & Family Room/Study Created from Half of The Original
- Double Garage
- Substantial Kitchen/Breakfast Room with Fitted Units, An Island Unit, Built-In Oven, Gas Hob & Microwave Oven
- Four Bedrooms, All Having Built-In Wardrobes or Storage
- Family Shower Room on The First Floor & Ground Floor Cloakroom/WC
- Gas Central Heating System & Double Glazing
- Pleasant Established Gardens to Front & Rear, Block Paved Double Width Driveway & Single Garage



GROUND FLOOR

Entrance Hallway

Cloakroom/WC

Family Room/Study

16' 6" x 7' 5" (5.04m x 2.27m)

Lounge

16' 0" x 12' 9" (4.87m x 3.88m)

Dining Room

13' 1" x 12' 0" (4.00m x 3.65m)

Garden Room

11' 3" x 7' 10" (3.42m x 2.38m)

Kitchen/Breakfast Room

17' 9" x 12' 8" (5.42m x 3.87m)

FIRST FLOOR

Landing

Bedroom One

16' 1" x 12' 10" (4.89m x 3.92m)

Fitted wardrobes.

Bedroom Two

11' 6" x 9' 8" (3.50m x 2.95m)

Built in wardrobe.

Bedroom Three

10' 8" x 8' 8" (3.26m x 2.65m)

Built in wardrobe.

Bedroom Four

9' 2" x 7' 1" (2.79m x 2.17m)

plus recess



Shower Room

11' 0" x 6' 6" (3.35m x 1.99m)

EXTERNALLY

Gardens & Garage

Lawned front garden with a blue slate area and a variety of shrubs. A block paved double width driveway provides off street parking and leads to the single garage with up and over door. The rear garden enjoys a South Easterly aspect, being adapted for low maintenance, with extensive paving, raised shrub beds and a sun canopy.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

GROUND FLOOR



1ST FLOOR



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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