



**Beckwith Road, Yarm, TS15 9TG**  
**3 Bed - House - Detached**  
**£200,000**

**Council Tax Band: C**  
**EPC Rating:**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Beckwith Road, TS15 9TG

\*\*\* CHAIN FREE \*\*\*  
\*\*\* VACANT POSSESSION \*\*\*  
\*\*\* THREE BEDROOM DETACHED FAMILY HOME \*\*\*

New to the marketing with Smith & Friends, this excellent three bedroom extended detached family home located within a popular estate Yarm, close to the main High Street, Yarm Train Station and local shops and Primary Schools, making this a fantastic family home with no forward chain and vacant possession.

The property briefly comprising of; a spacious fitted kitchen, cloakroom/WC, generous lounge and second reception room on the ground floor. The upper level offers three bedrooms with the master bedroom having an ensuite and walk in wardrobe. Bathroom and L shaped landing with two double storage cupboards and loft access.

Externally, the property has ample off-road parking to the front with a separate storage room having the benefits of power and lighting. The rear garden offers a large decking area and pond.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

## GROUND FLOOR

### Kitchen 8'11" x 15'8"

1 x front double glazed window, tiled flooring, 1 x radiator, coved ceiling, spot lights and electric hob.

### Cloakroom / WC 3'0" x 4'6"

1 x front double glazed window, wash hand basin and w/c

### Lounge 20'8" x 15'8"

Rear double glazed patio doors, stairs to upper level, flooring, 2 x radiators, coved ceilings, spot lights and wall mounted electric fire.

### Reception Room 2 23'11" x 8'1"

1 x side double glazed window, 1 x rear double glazed window, floorings, spot lights, coved ceilings and 2 x radiators.

## FIRST FLOOR

### Landing 9'4" x 4'7"

L shaped landing, loft access, 2x storage cupboards, coved ceilings and spot lights.

### Bathroom 5'4" x 6'9"

1 x front double glazed window, w/c, wash hand basin, bath, shower and heated towel rail.

### Master Bedroom 10'7" x 9'5"

1 x rear double glazed window, carpet flooring, coved ceilings, 1 x radiator and access to ensuite.

### En-suite 7'0" x 5'11"

1 x rear double glazed window, shower cubicle, wash hand basin, w/c, coved ceilings, spot lights and fully tiled.

### Dressing Room 6'10" x 5'10"

Carpet flooring, cupboard, coved ceilings and spotlights.

### Bedroom 15'7" x 7'11"

1 x front double glazed window, fitted robes, carpet flooring and 1 x radiator.

### Bedroom 8'9" x 8'6"

1 x front double glazed window, 1 x rear double glazed window, laminate flooring and 1 x radiator

### Storage/Utility 9'1" x 7'4"

Double glazed front entrance access door, power, lighting, wall and base units.

### External

Rear garden mainly decking area, water pond and ample parking to the front of the property.









Ground Floor



Floor 1

Approximate total area<sup>1)</sup>

1278.63 ft<sup>2</sup>

118.79 m<sup>2</sup>

Reduced headroom

9.71 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

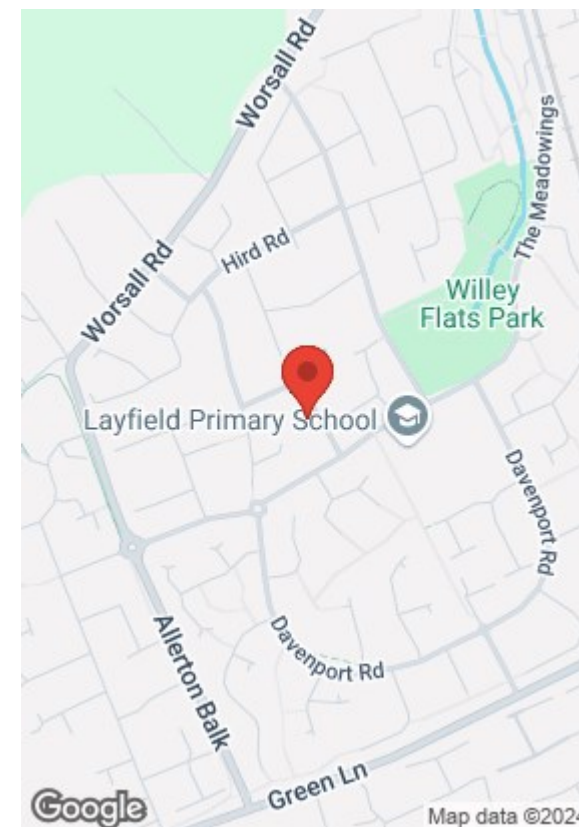
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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