



**Linden Crescent, Yarm, TS15 9FX**  
**3 Bed - House - Semi-Detached**  
**£219,950**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Linden Crescent, TS15 9FX

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* IDEAL FOR FIRST TIME BUYER OR INVESTOR FOR BUY-TO-LET \*\*\*

NEW TO THE MARKET, with Smith & Friends Estate Agents this lovely three bedroom semi detached house. Built in 2018 by Avant Homes to the popular Appleton design the property is located on the sought after Tall Trees development on the outskirts of Yarm surrounded by attractive open countryside.

The property offers accommodation ideal for a variety of buyers and is presented in great decorative order. A particular feature of the property is a spacious open plan lounge/ kitchen and dining room with bi fold doors leading to the rear garden.

The accommodation briefly comprises. Entrance Hall, good sized ground floor Cloakroom with a white suite, full width Lounge with bi-fold doors leading to the rear garden, open into the fitted Kitchen and Dining Room with a superb range of units and worktops with built in oven and hob, Utility cupboard, Landing, 3 Bedrooms - one with an excellent range of fitted wardrobes and Bathroom with a white suite and tiled flooring.

Open plan front garden with pebbled and shrub borders and double width block paved driveway for two cars. Rear garden enclosed by a brick wall and timber fencing laid to lawn with paved patio area, water tap and timber gate giving access to the side.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

## GROUND FLOOR

### Entrance Hallway

6'5" x 4'6"

### Downstairs WC

5'7" x 5'0"

### Open-Plan Lounge / Diner / Kitchen

17'1" x 17'7"

## FIRST FLOOR

### Landing

9'6" x 4'3"

### Bedroom 1

10'1" x 9'6"

### Bedroom 2

11'2" x 9'3"

### Bedroom 3

7'4" x 8'2"

### Family Bathroom

5'7" x 7'11"

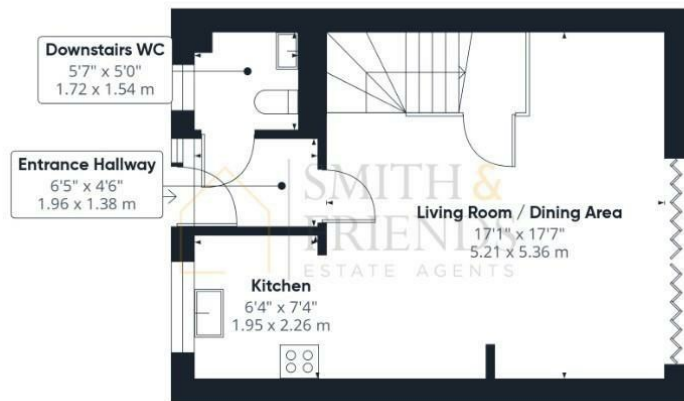












Ground Floor



Floor 1

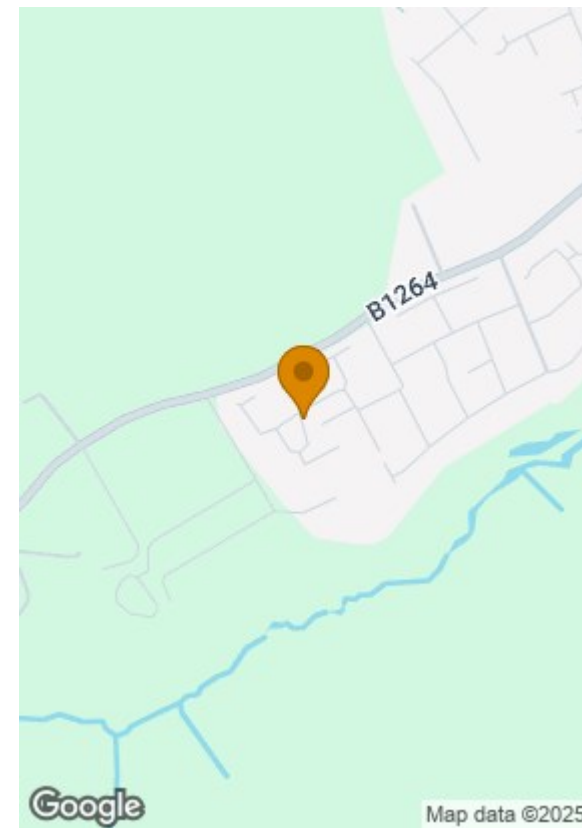
Approximate total area<sup>(1)</sup>

794 ft<sup>2</sup>  
73.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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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