



An exceptional 4 bedroom detached family home. This 'Avant' built Pendlebury design property is situated on the popular 'Tall Trees' development in Yarm. The property comprises of entrance hallway, living room, kitchen/diner, study, cloaks/w.c/utility, landing, 4 bedrooms, en-suite to bedroom 1 and bathroom/w.c. There is ample parking with 3 spaces and a single garage. The property is situated on a plot with a good size rear garden and a patio area that flows from the bi-fold doors from kitchen/diner. There are primary and secondary schools within a mile of the property in addition to Yarm railway station being within 1 mile of the property.

For viewings contact ROBINSONS TEES VALLEY Estate agents Stockton

In association with SMITH AND FRIENDS

**Linden Crescent, Yarm, TS15 9FX**

**4 Bedroom - House - Detached**

**£400,000**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: F**

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## Linden Crescent, Yarm, TS15 9FX

### Entrance Hallway

19'5" x 6'10" (5.93 x 2.09)

### Living Room

21'7" x 11'10" (6.59 x 3.62)

### Kitchen

13'2" x 12'1" (4.03 x 3.69)

### Study

9'3" x 8'11" (2.82 x 2.72)

### WC

9'3" x 8'11" (2.82 x 2.72)

### Landing

12'9" x 12'4" (3.91 x 3.78)

### Bedroom 1

10'11" x 9'10" (3.34 x 3)

### En-Suite

8'3" x 4'7" (2.52 x 1.4)



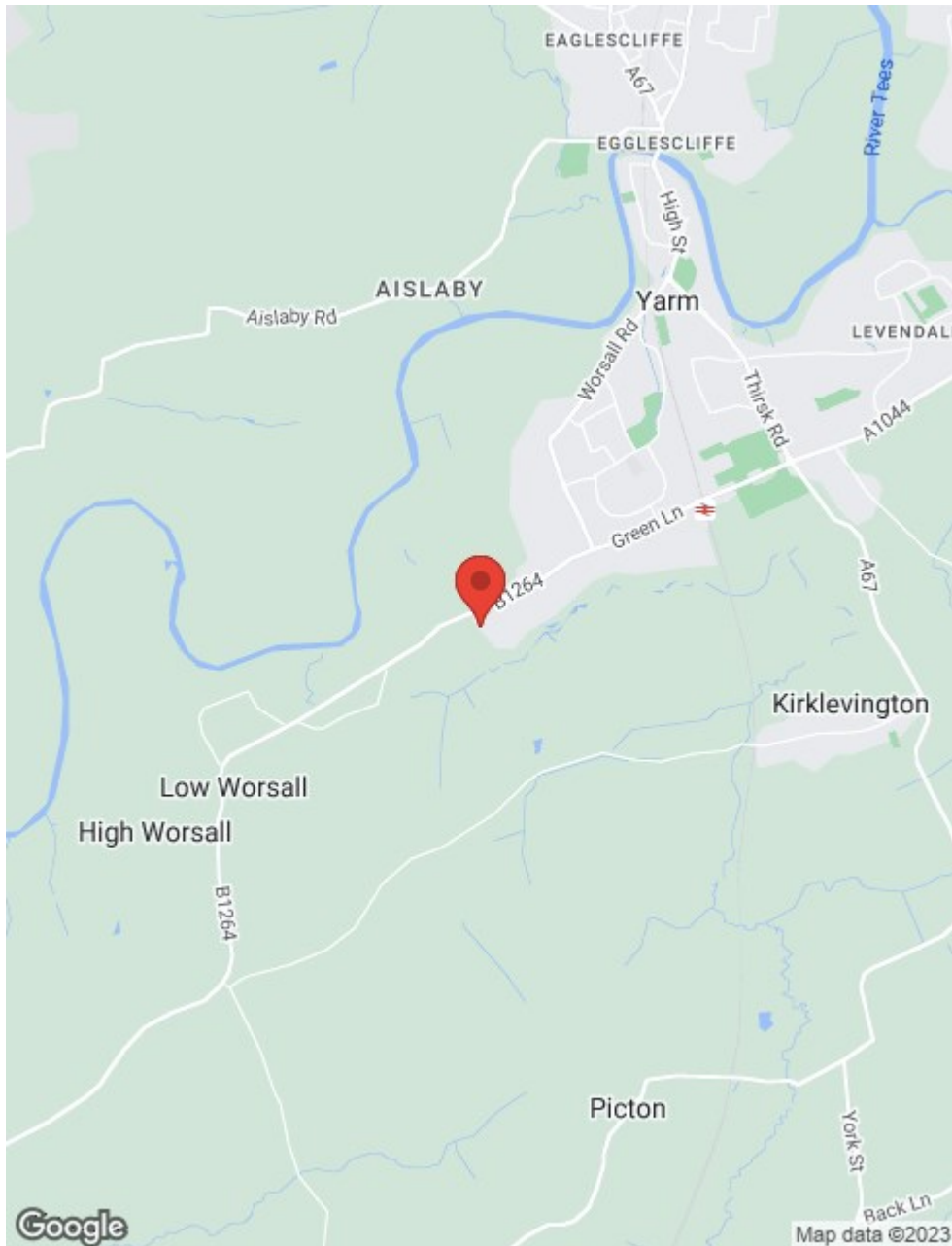
## Linden Crescent, Yarm, TS15 9FX

**Bedroom 2**  
11'11" x 9'1" (3.64 x 2.78)

**Bedroom 3**  
10'2" x 9'8" (3.11 x 2.96)

**Bedroom 4**  
9'10" x 6'3" (3.02 x 1.93)

**Bathroom/w.c.**  
7'3" x 5'7" (2.22 x 1.71)



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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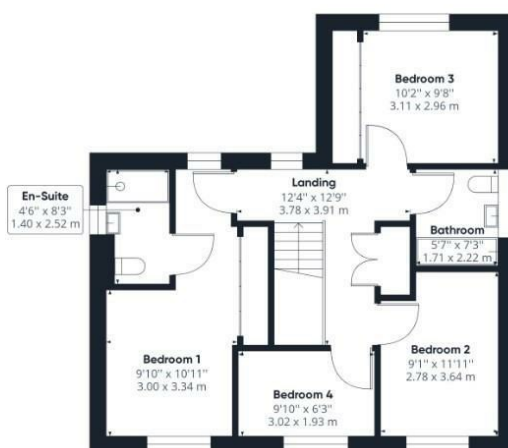


Ground Floor

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

1345.68 ft<sup>2</sup>

125.02 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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