Levington Court, Kirklevington, TS15 9WE
2 Bed - House
£130,000

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

SMITH & FRIENDS
ESTATE AGENTS

Levington Court, Kirklevington, TS15 9WE

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR A BUY-TO-LET ***

Smith & Friends Estate Agents are delighted to bring to market this chain free, two bed mid-terraced cottage, Located in the sought after Kirklevington Village, offering easy access to local schools and shops. Yarm High Street, train station and medical centre can be reached within a few minutes' drive, and the A19 for commuters is less than a mile away.

The property briefly comprises of; Entrance Hall, Living Room, Open-Plan Kitchen / Diner, with French Doors to the rear garden and a Downstairs WC.
The first floor provides a Landing with two Double Bedrooms, both with En-Suites. Externally, the property has lawn gardens to the front and rear, with gated access to a communal courtyard and allocated parking bay.

For a viewing contact SMITH AND FRIENDS - Estate Agents Ingleby Barwick

GROUND FLOOR

Entrance Hall
4'6" x 3'7" (1.38m x 1.10m)

Living Room
9'9" x 13'8" (2.99m x 4.17m)

Kitchen / Diner
14'6" x 10'5" (4.44m x 3.18m)

Downstairs WC
4'11" x 5'3" (1.52m x 1.62m)

FIRST FLOOR

Landing
4'11" x 2'7" (1.51m x 0.81m)

Bedroom 1
11'6" x 10'2" (3.52m x 3.11m)

En-Suite
5'6" x 6'11" (1.70m x 2.12m)

Bedroom 2
8'9" x 10'4" (2.67m x 3.17m)

En-Suite
5'7" x 6'6" (1.72m x 2.00m)

Ground Floor

Floor 1

Approximate total area(1)
658 ft²
61.2 m²

Reduced headroom
9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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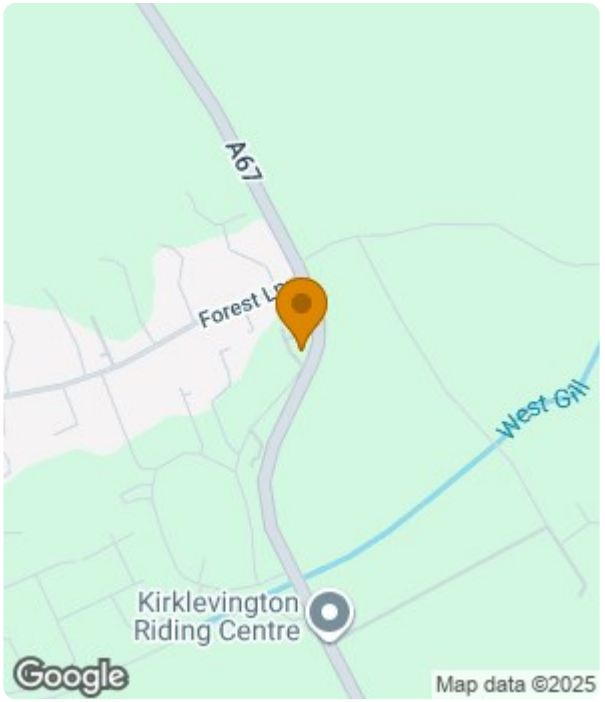

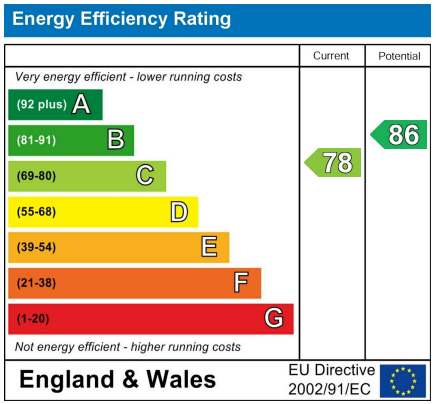

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk

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