

# Picton Close



25% Share available at £46,250 or 100% at £185,000

**£46,250**

Desirable 'Morley Carr' development within Yarm

Impressive and stylish throughout

Superb fitted kitchen, generous lounge diner

Two double bedrooms, one being en-suite



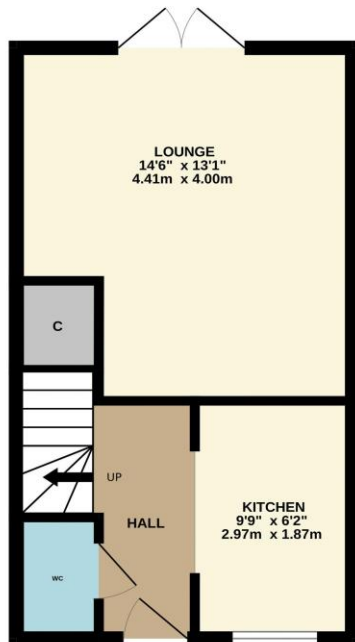




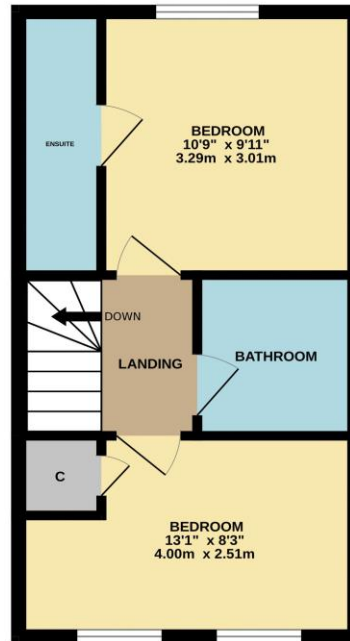
25% Share Available (or 100% outright at £185,000) Stylish throughout, and 'Turn-Key' ready, this impressive property provides a fantastic purchase opportunity, and certainly merits early inspection. Located within the desirable 'Morley Carr' development of Yarm, ideal for local schooling and amenities, whilst enjoying a pleasant enclosed rear garden, and off-road parking to the front, within this attractive cul-de-sac position. Briefly, the impressive accommodation comprises an entrance hall, cloakroom/WC, superb fitted kitchen, and generous lounge/diner to the ground floor. The first floor bringing two double bedrooms, one with en-suite, separate modern bathroom.

If purchasing less than 100% you must not earn in excess 80k per annum, whilst the rent/building insurance and management fees are currently £343.54PCM – none of which apply at a 100% purchase.

GROUND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA - 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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# “The Ingleby Barwick Experts”



Tenure: Freehold

Council Tax Band: B

EPC Rating: B



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