



## Merlay Close, Yarm, TS15 9TE

A substantial detached family home offering extended and much improved four bedroom accommodation. Positioned towards the head of a cul-de-sac, with a wonderful, private rear garden, this home impresses both inside and out. Ground floor accommodation includes an entrance hall, cloaks/WC, lounge, large open plan kitchen/breakfast room leading through to a dining area and with a separate utility room. Upstairs there are four bedrooms, three doubles and a good sized single. The family bathroom features a freestanding bath and a separate large shower. The gas central heating has a modern Baxi combi boiler.

At the front there is a neat garden with driveway. The rear garden is a real highlight, offering space and privacy with lawn and two patio areas.

This ever popular Layfield Estate location is ideal for local schools and shops, plus the bonus of Yarm train station being only 2 minutes away by car. Highly recommended.

£290,000



4



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1



C

# Merlay Close, Yarm, TS15 9TE

HALL

KITCHEN/DINING ROOM

16'5" x 17' < 22'2" (5.00m x 5.18m < 6.76m)

UTILITY

7'9" x 8'4" (2.36m x 2.54m)

LOUNGE

23' x 7'11" (7.01m x 2.41m)

WC

3'11" x 4'3" (1.19m x 1.30m)

LANDING

BEDROOM ONE

11'7" x 10'9" (3.53m x 3.28m)

BEDROOM TWO

10'3" x 11'5" (3.12m x 3.48m)

BATHROOM

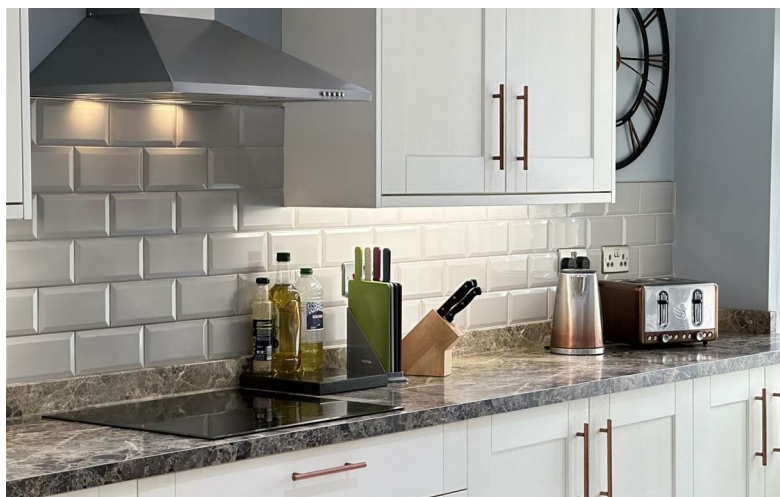
14'7" x 7'10" (4.45m x 2.39m)

BEDROOM THREE

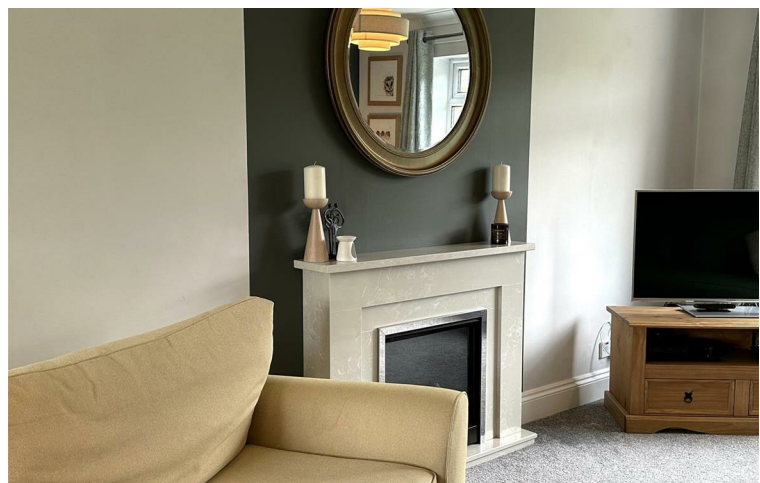
10'9" x 7'11" (3.28m x 2.41m)

BEDROOM FOUR

7'10" x 6'11" (2.39m x 2.11m)

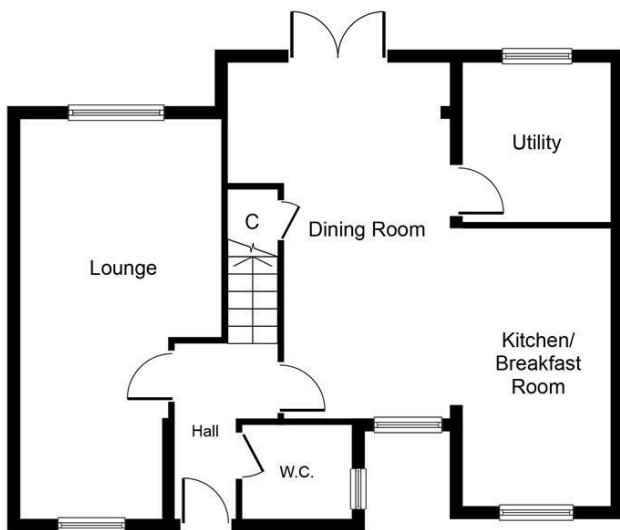


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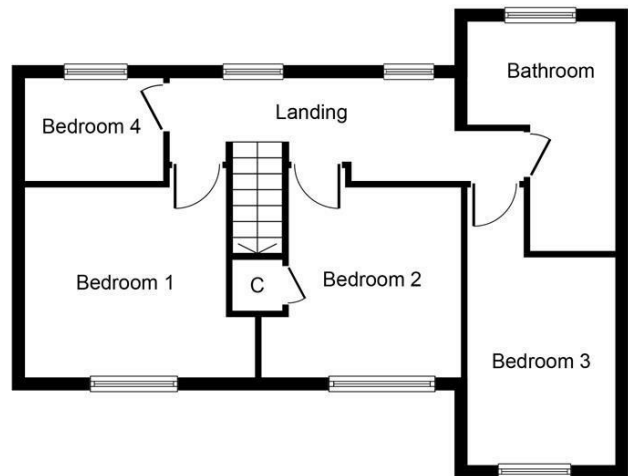


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Ground Floor

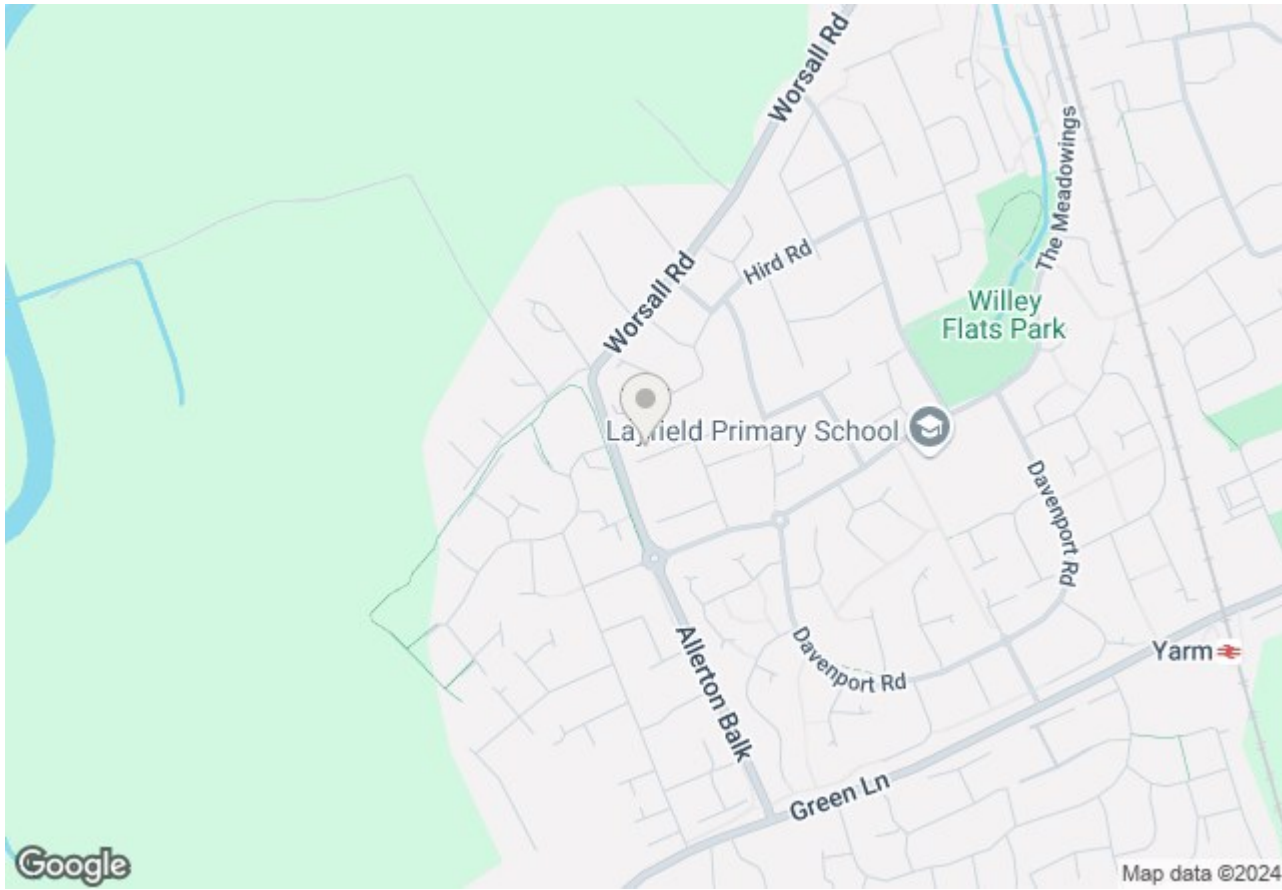


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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