



## Playlin Close, Yarm, TS15 9SW

This detached three-bedroom bungalow with a detached garage is situated in a highly sought after area of Yarm, and is offered with NO ONWARD CHAIN. Set on a generous corner plot of approximately 0.22 acres at the end of a cul-de-sac, the property provides an excellent opportunity for spacious, single level living.

Inside, the accommodation includes a hallway, a bright lounge featuring an electric fireplace, and double doors leading to a well proportioned dining room. The dining room opens onto the rear garden through French doors. The kitchen comes fully equipped with a range of units and white goods, including a dishwasher, cooker, washing machine, tumble dryer, and fridge/freezer, all included in the sale. An adjacent utility room offers additional convenience, and a separate W/C is also available. There are three well proportioned bedrooms, and a family bathroom with a W/C completes the interior.

The property also features double glazing throughout and gas central heating, with a new boiler installed in 2021 that remains under warranty.

A highlight of the property is the impressive outdoor space. The front garden is well maintained, featuring a large lawn and mature shrubs. A detached double garage with an electric door is complemented by a large driveway. The west facing rear garden offers a beautifully maintained lawn, a lovely patio area offers a pleasant seating area, two sheds, and a greenhouse, providing plenty of outdoor space.

Located in a prime Yarm location, this property is within close proximity to local amenities, including shops at Healaugh Park, Yarm Medical Centre, and Yarm Train Station. It also enjoys easy access to the vibrant Yarm High Street, renowned for its cafes, restaurants, bars, and scenic riverside walks.

Offers In The Region Of £445,000





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HALL

LOUNGE

13'8" x 13'6" (4.17m x 4.11m)

DINING ROOM

11'9" x 9'6" (3.58m x 2.90m)

KITCHEN

17'6" x 9'6" (5.33m x 2.90m)

UTILITY ROOM

9'6" x 6'8" (2.90m x 2.03m)

W/C

6'8" x 3'1" (2.03m x 0.94m)

MASTER BEDROOM

13'6" x 11'6" (4.11m x 3.51m)

BEDROOM TWO

11'9" x 10'2" (3.58m x 3.10m)

BEDROOM THREE

10'0" x 8'0" (3.05m x 2.44m)

BATHROOM

7'11" x 7'0" (2.41m x 2.13m)





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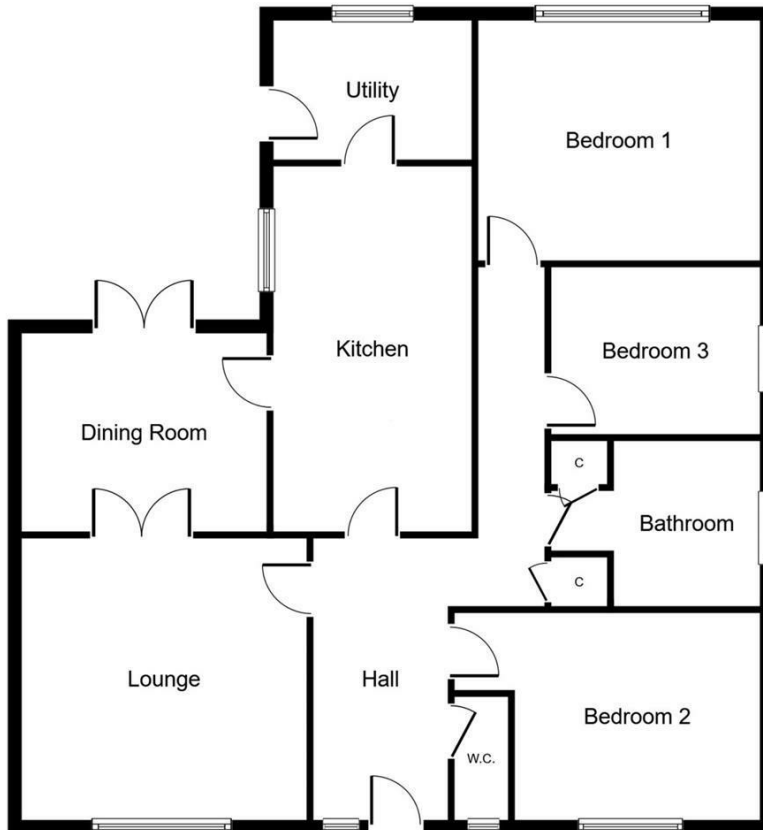


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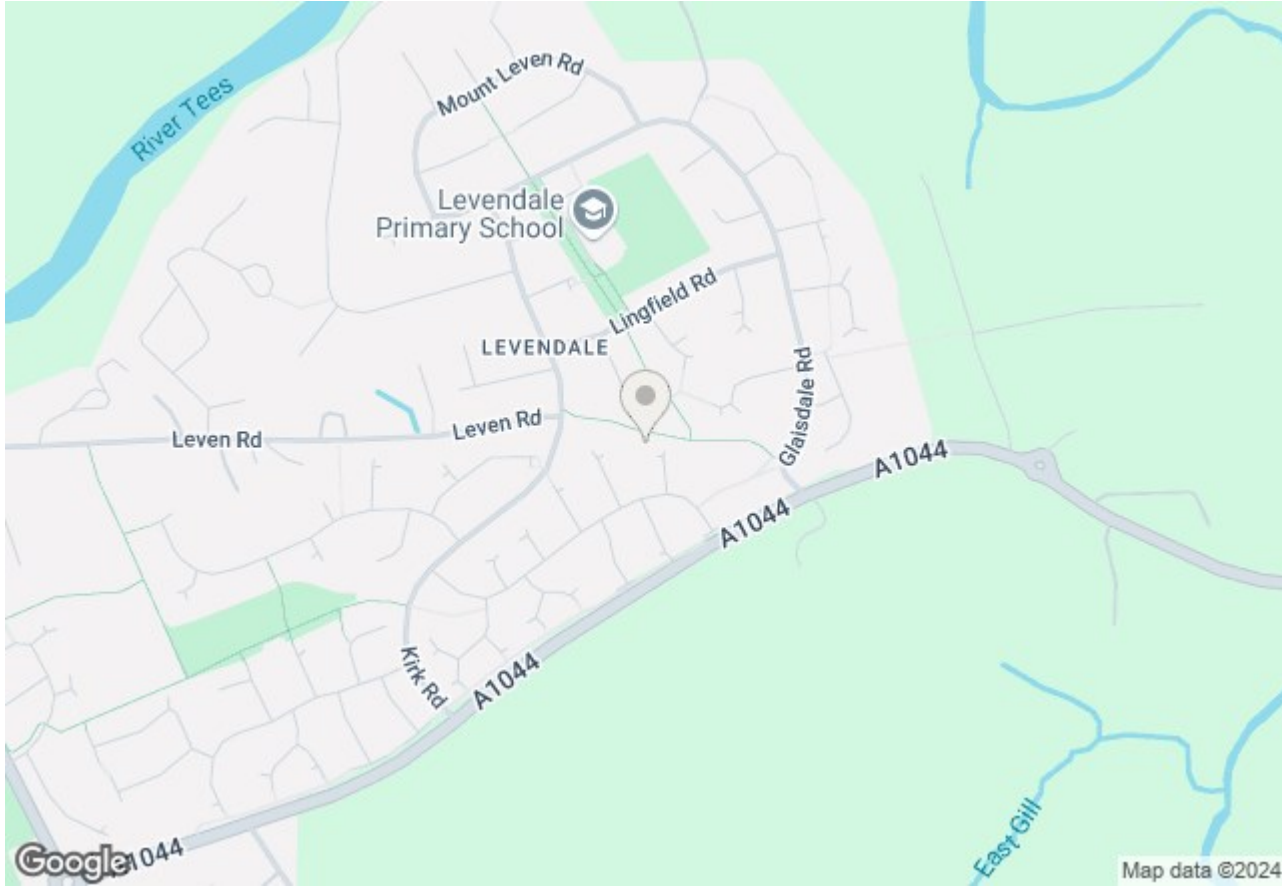


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<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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