



## Staindale Close, Yarm, TS15 9RE

Unexpectedly re-advertised!! This charming detached bungalow, nestled in a cul-de-sac, offers an inviting and low-maintenance lifestyle ideal for a variety of buyers. Set amongst other bungalows, it's a lovely home in a desirable location, just a short stroll from local amenities, including a grocery store, reliable bus routes, and well regarded schools.

Stepping inside, you're greeted by an entrance hall which leads into an open plan lounge and kitchen. The kitchen is thoughtfully appointed with high-quality integrated appliances, including an induction hob, oven, and microwave, creating a functional space for cooking and entertaining. The lounge area seamlessly flows from the kitchen and the French doors lead out to the rear garden.

The bungalow comprises two generously sized double bedrooms, both filled with natural light. The shower room completes the interior.

The garden boasts an array of mature shrubs and a charming summer house. The front garden is also well kept, featuring a neat lawn, while the long driveway offers plenty of off-street parking. The driveway leads to a detached garage which benefits a new roof.

This home has been well looked after and maintained and benefits from a full electrical re-wire. It is gas centrally heated and fully double glazed.

Additionally, the property benefits from excellent access to Yarm High Street, known for its vibrant selection of cafes, boutique shops, and everyday conveniences. For those who commute, Yarm Train Station and key road networks are close by, ensuring easy travel options.

£250,000





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HALL

KITCHEN/LIVING ROOM  
21' x 12'5" (6.40m x 3.78m)

BEDROOM ONE  
17' x 11'4" (5.18m x 3.45m)

BEDROOM TWO  
9'10" x 9'4" (3.00m x 2.84m)

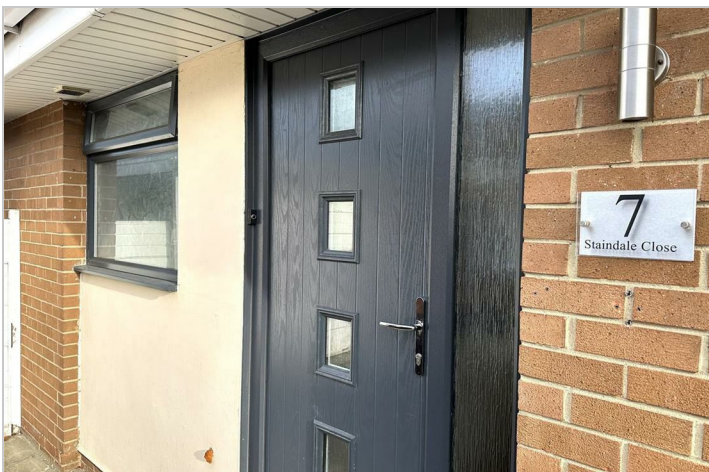
SHOWER ROOM  
5'11" x 5'4" (1.80m x 1.63m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





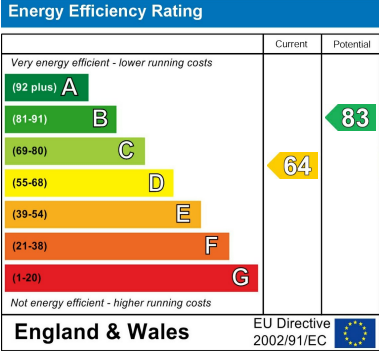




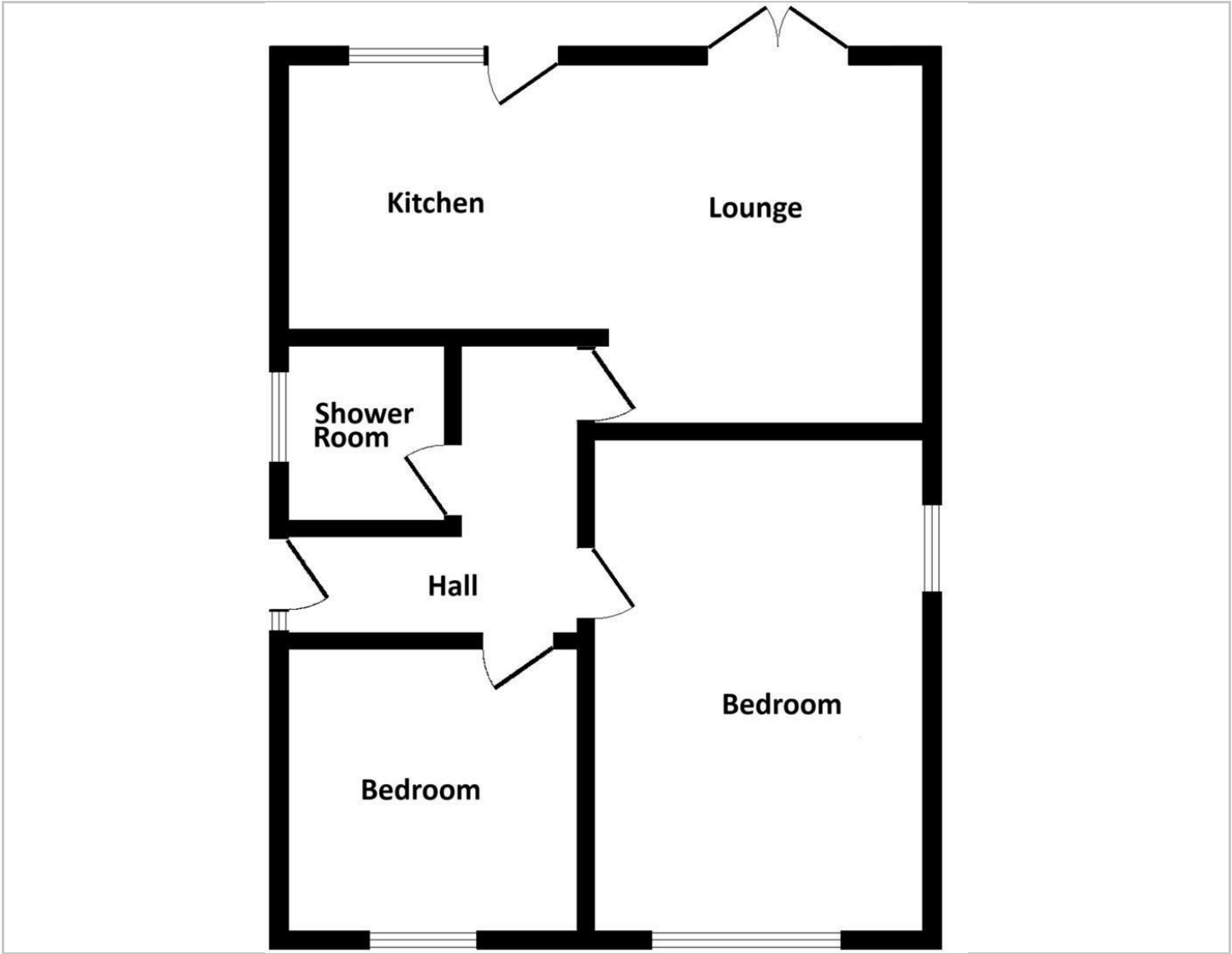
Map



EPC graph



Floor Plan



VIEWING

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

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