



Sidelingtails, Yarm, TS15 9HT

****SPRING SALE - VIEWING HIGHLY RECOMMENDED!!****

This impressive and extended 4 double bedroom family home is beautifully positioned at the head of a cul-de-sac, sitting on a generous 0.13 acre site with ample parking space. As you step inside, you'll immediately notice the spacious accommodation. Recently, the property has undergone extensive updates, including a refitted boiler, new windows and doors, and new flooring throughout. The property is immaculately presented and is available for sale with NO ONWARD CHAIN.

The ground floor comprises an entrance hall with a cloakroom/WC, fantastic storage space, including a cupboard with plumbing for a washing machine, a large 24 foot wide lounge featuring large French doors and windows that overlook the rear garden, and a second family room side extension. There's also a kitchen/breakfast room, and the wide openings between the three principal rooms create an open-plan flow. Upstairs, you'll find four double bedrooms (three with fitted wardrobes), as well as a newly fitted spacious family bathroom complete with a separate bath and shower.

Outside, there's a drive and garage to the front of the property, with additional parking space available to the side. The south-facing side and rear garden is a standout feature.

This home is ideally located, with highly regarded schools nearby and Yarm High Street within walking distance. Here, you'll find cafes, bars, restaurants, and shops, as well as lovely riverside walks and Yarm Railway Station.

Offers Over £360,000



HALL

KITCHEN/BREAKFAST ROOM
18' x 8'7" (5.49m x 2.62m)

LOUNGE/DINING ROOM
24' x 10'11" (7.32m x 3.33m)

FAMILY ROOM
18'1" x 10'11" (5.51m x 3.33m)

DOWNSTAIRS WC
6'6" x 3' (1.98m x 0.91m)

LANDING

BEDROOM ONE
13'5" x 11'11" (4.09m x 3.63m)

BEDROOM TWO
11'2" x 10'7" (3.40m x 3.23m)

BEDROOM THREE
10'1" x 9'7" (3.07m x 2.92m)

BEDROOM FOUR
11'2" x 10'7" (3.40m x 3.23m)

BATHROOM
10'7" x 6'7" (3.23m x 2.01m)

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.



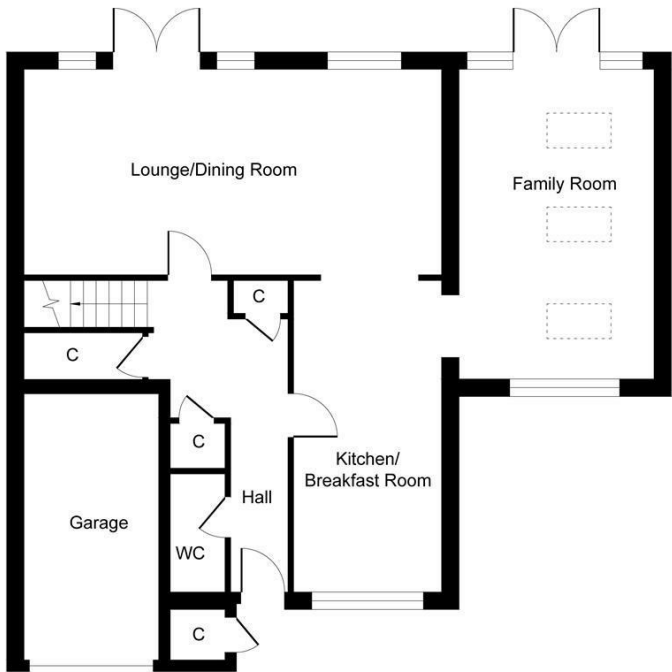


Sidelingtails, Yarm, TS15 9HT

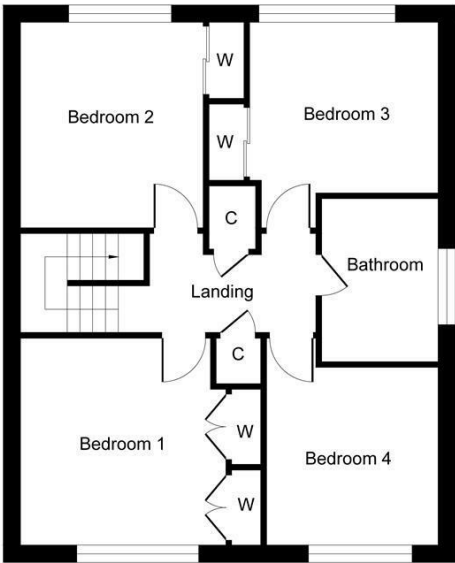




Sidelingtails, Yarm, TS15 9HT

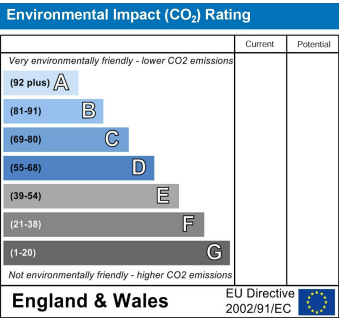
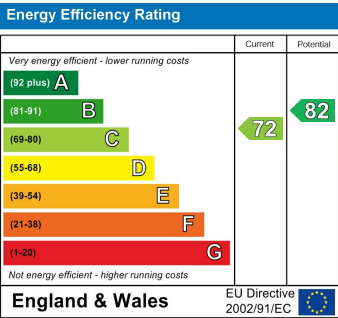
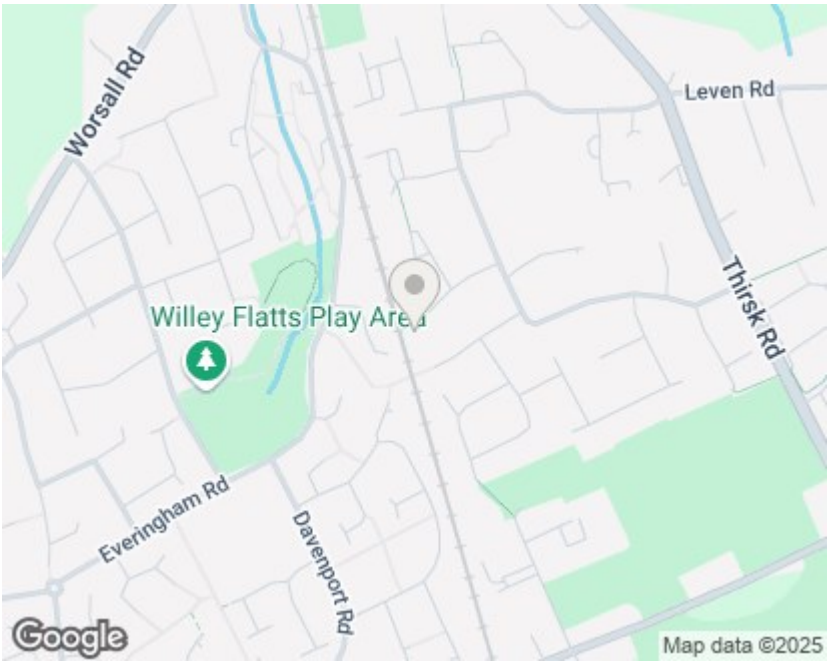


Ground Floor



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.
Copyright V360 Ltd 2025 | www.houseviz.com



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk