



Mayes Walk, Yarm, TS15 9TU

A well presented THREE BEDROOM semi-detached property located in the popular Layfield area of Yarm, overlooking a green belt to the front, and close to Conyers Secondary School, Layfield Primary School, Yarm rail station and a Co-op local store.

Accommodation is entered via an entrance porch, leading into a fitted modern kitchen/dining room, with oven/hob and breakfast bar, and then to the good sized lounge with fireplace and double doors out to the conservatory with warm roof and benefiting heating by radiator allowing all year use. Upstairs there are three bedrooms and a modern shower room with double shower.

With gas central heating and double glazing throughout, the property is both comfortable and efficient. Externally, a front garden offers a pleasant outlook, while the rear features a low-maintenance artificial lawn, timber-decked patio, and a detached garage with electric door and additional parking behind double gates. with additional hard standing parking behind double gates.

This home offers a blend of modern living and convenience in a desirable location, making it an ideal choice for a small family or First Time Buyers.

£175,000



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PORCH

KITCHEN/DINING ROOM
14'3" x 11'9" (4.34m x 3.58m)

LOUNGE
14'3" x 10'9" (4.34m x 3.28m)

CONSERVATORY
10'4" x 9'2" (3.15m x 2.79m)

LANDING

BEDROOM ONE
10'10" x 8'6" (3.30m x 2.59m)

BEDROOM TWO
8'6" x 7'4" (2.59m x 2.24m)

BEDROOM THREE
7'5" x 5'7" (2.26m x 1.70m)

BATHROOM
6'8" x 5'5" (2.03m x 1.65m)

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

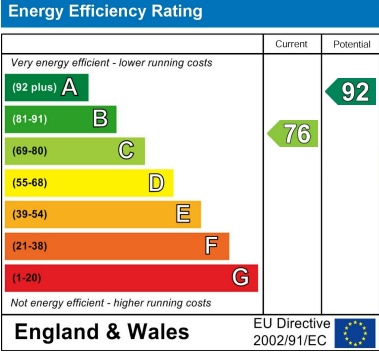




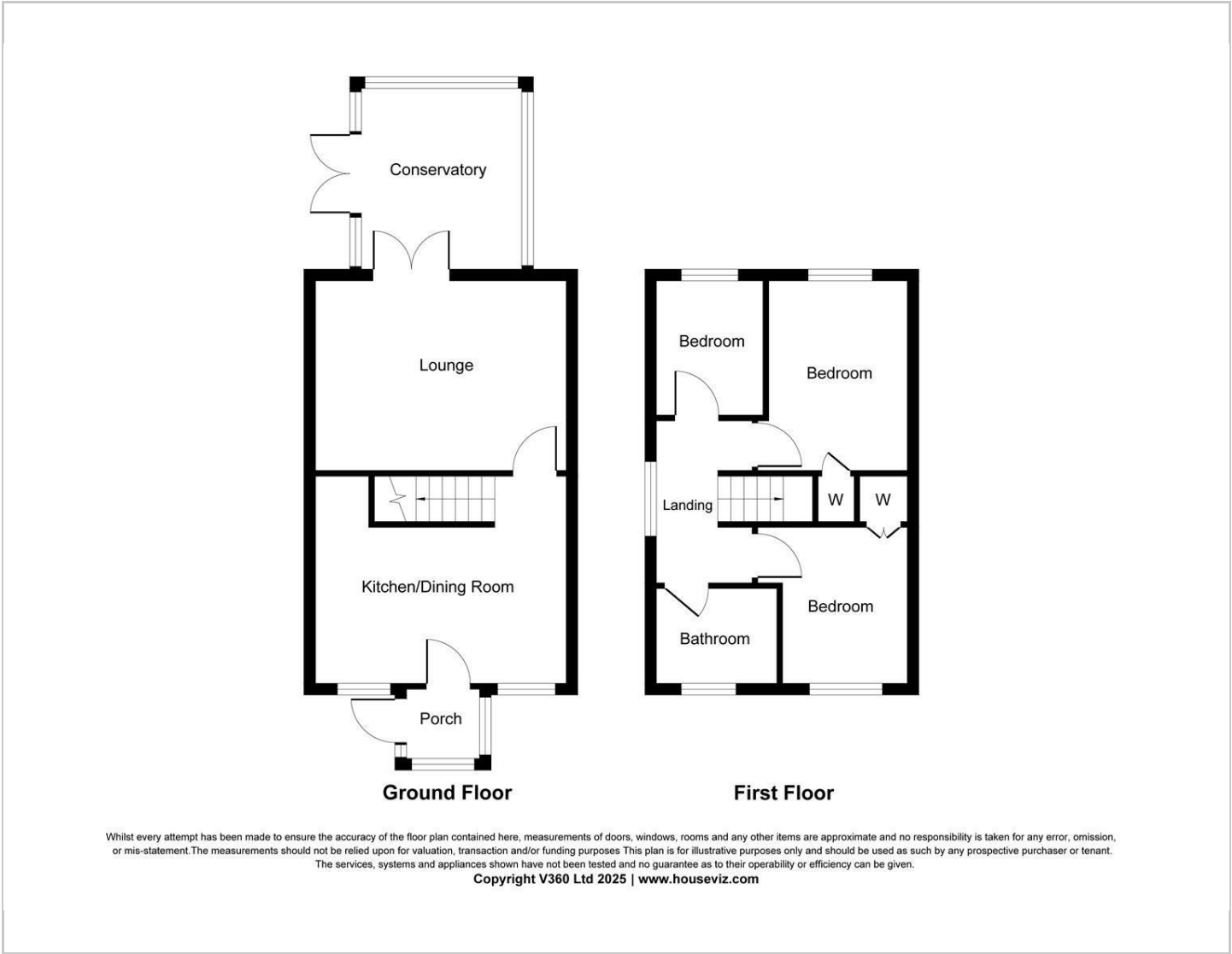
Map



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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