



## The Old Market, Yarm, TS15 9BX

**\*\*SALE AGREED WITHIN 24 HOURS\*\***

This 2 bedroom terraced house presents an excellent opportunity, offering potential for updating while benefiting from double glazing and electric night storage heating.

Accommodation comprises lounge, kitchen/dining room and to the first floor, 2 double bedrooms and shower room with large shower enclosure.

Externally, there is a small garden to the front and an enclosed courtyard to the rear. Allocated parking is available in the block paved parking area.

The Old Market is located off Yarm High street so it will likely appeal to an Investor looking to purchase a property for a potential Air BNB or rental and equally the property would appeal to a First Time Buyer seeking a modernisation project to create their first home.

The cobbled High Street of Yarm is popular for the trendy bars, restaurants and boutique shops providing all daily necessities within a short walk away.

Offered for sale with the advantage of there being NO CHAIN !

**£155,000**





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LOUNGE  
15'3" x 11'11" (4.65m x 3.63m)

KITCHEN/DINING ROOM  
15'3" x 8'2" (4.65m x 2.49m)

LANDING

BEDROOM ONE  
11'3" x 10'4" (3.43m x 3.15m)

BEDROOM TWO  
10'1" x 8'4" (3.07m x 2.54m)

SHOWER ROOM  
8'4" x 6'5" (2.54m x 1.96m)

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.



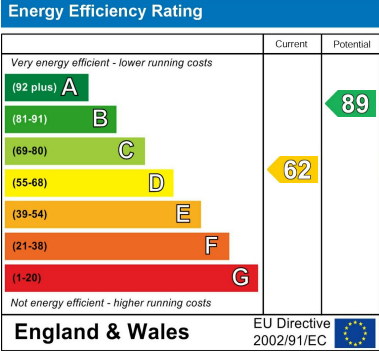




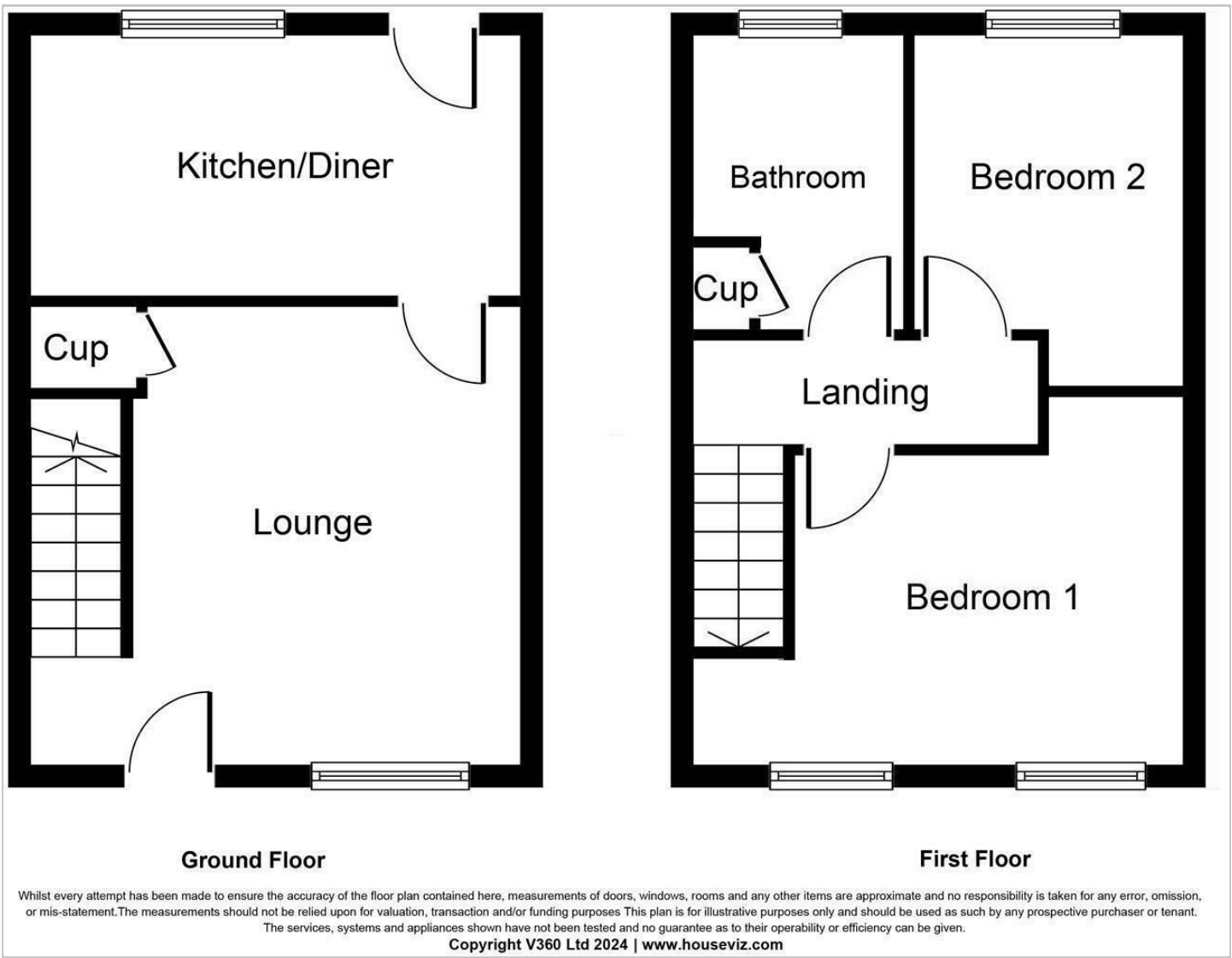
Map



EPC graph



Floor Plan



VIEWING

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

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.