



St Nicholas Gardens, Yarm, TS15 9SJ

This beautifully maintained three bedroom detached house with a double garage enjoys a generous corner plot in one of Yarm's most sought after residential areas. Ideally located for families, the property is just a short walk from Levendale Primary and Conyers Secondary School, while also offering easy access to the vibrant Yarm High Street, with its selection of cafes, restaurants, boutique shops and bars.

Inside, a hallway leads into a spacious dual aspect lounge with a limestone fire surround and inset electric fire, creating a bright and comfortable living space. The dining room opens through to a delightful garden room, offering views of the rear garden, while the kitchen is fitted with shaker-style units, granite worktops and integrated appliances including oven, hob, microwave, dishwasher, fridge and freezer. A downstairs cloakroom/WC adds further convenience.

Upstairs, there are three well proportioned bedrooms. The spacious master bedroom, which was originally two separate rooms, benefits from an en-suite bathroom. A modern shower room with walk-in shower and bidet completes the upper floor.

The home is fully uPVC double glazed and gas centrally heated. Outside, it features attractive front and rear gardens, with the rear garden offering a high degree of privacy and a large block-paved patio which is ideal for relaxing or entertaining. The block-paved driveway provides parking for multiple cars and leads to a generous double garage.

Offers Over £450,000



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HALL

CLOAKROOM/WC

LOUNGE

18'8" x 16'9" (5.69m x 5.11m)

DINING ROOM

14'11" x 9' (4.55m x 2.74m)

GARDEN ROOM

12'9" x 11'2" (3.89m x 3.40m)

KITCHEN

11'7" x 9'1" (3.40m x 2.77m)

LANDING

MASTER BEDROOM

18'8" x 14'2" (5.69m x 4.32m)

ENSUITE

6'9" x 4'10" (2.06m x 1.47m)

BEDROOM TWO

10'1" x 9'9" (3.07m x 2.97m)

BEDROOM THREE

8'5" x 8'5" (2.57m x 2.57m)

SHOWER ROOM

7'9" x 6'11" (2.36m x 2.11m)

DOUBLE GARAGE

18'2" x 17'6" (5.54m x 5.33m)

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.

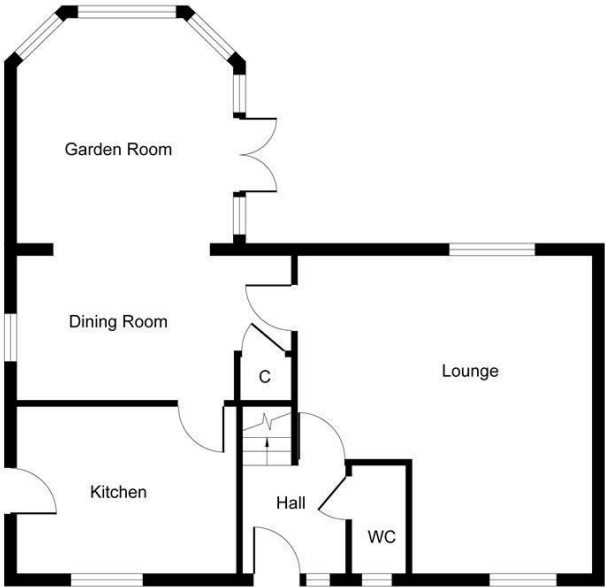




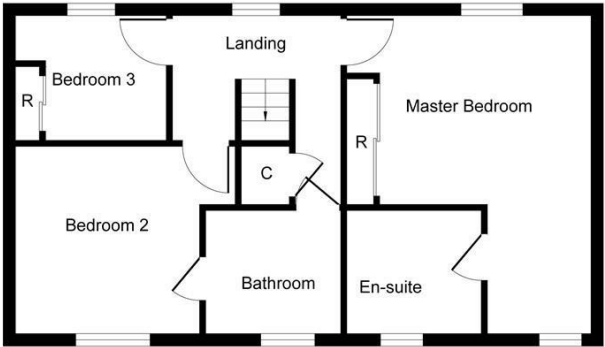
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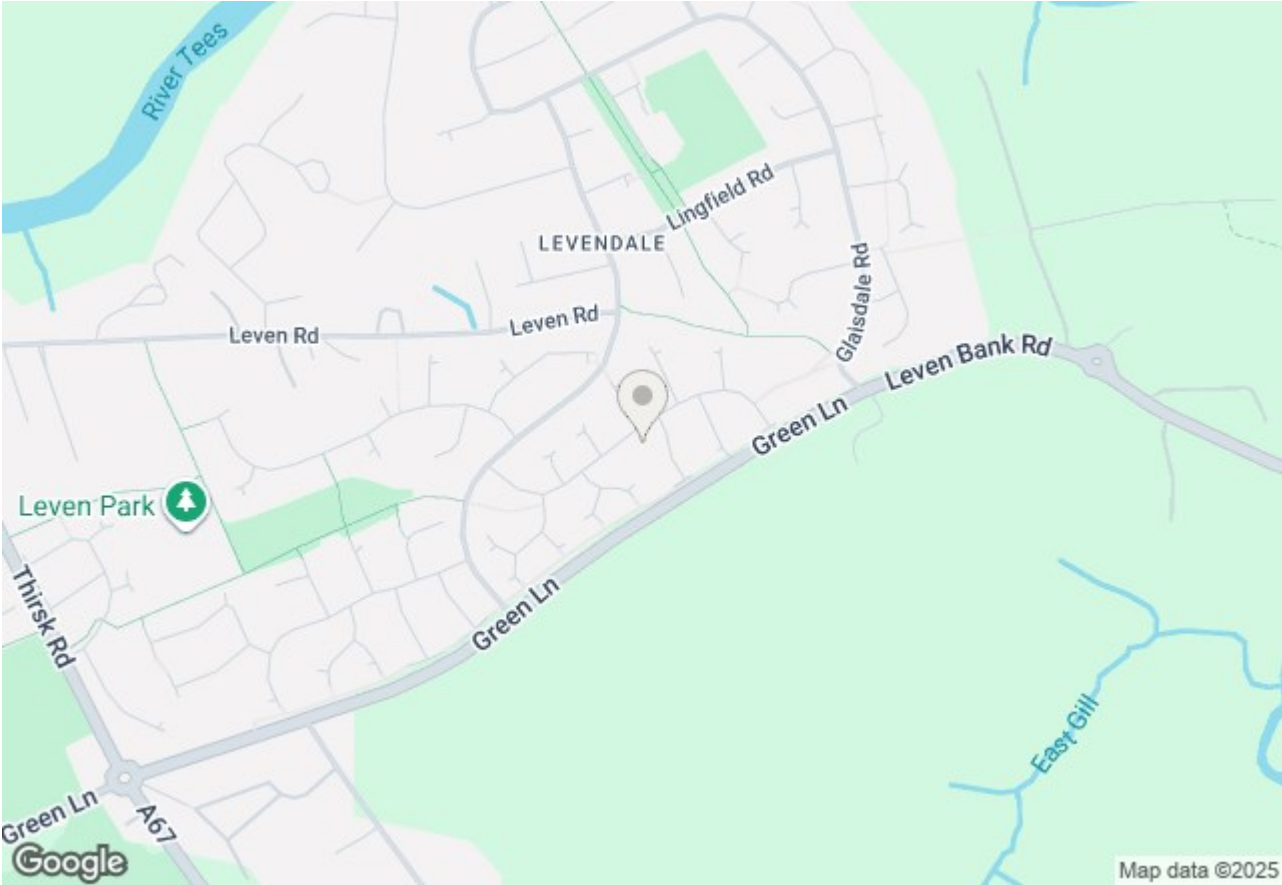
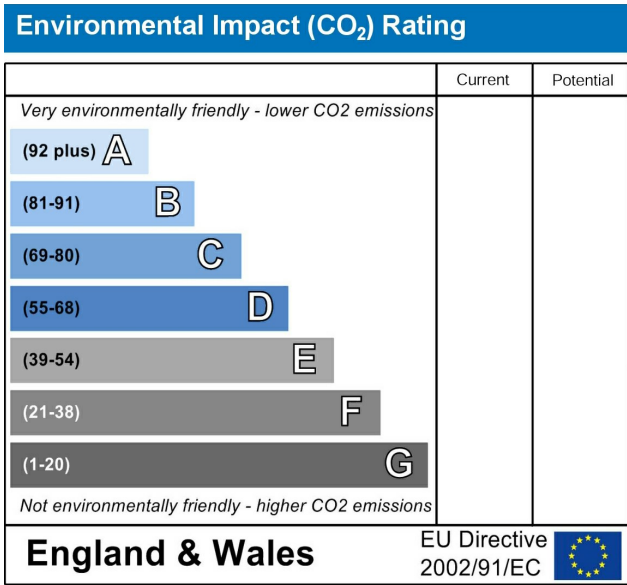
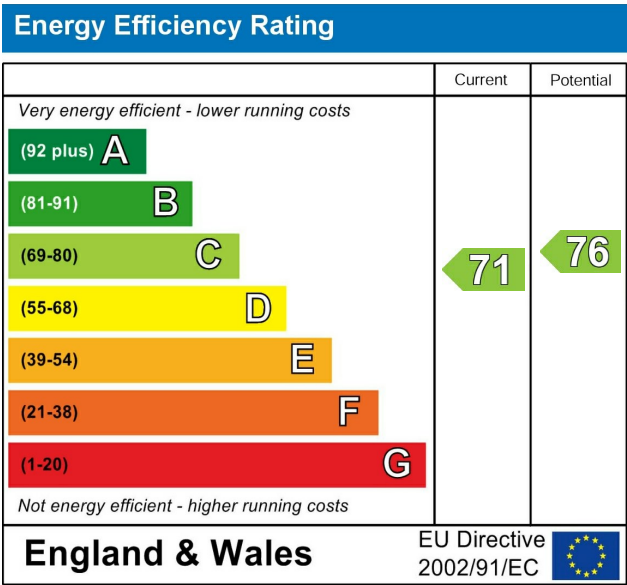
Ground Floor



First Floor

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

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