



## Atherton Way, Yarm, TS15 9TB

Offering for sale with NO ONWARD CHAIN, this excellent three-bedroom detached and extended bungalow is set within a quiet cul-de-sac in a sought after area of Yarm. The property offers spacious, flexible accommodation ideal for downsizers, couples, or families.

Enter through the porch to the hallway to find a bright and spacious lounge, a separate dining room, and a well equipped kitchen with modern units and integrated appliances including oven, microwave and induction hob. There are three good-sized bedrooms, including a generous main bedroom with fitted wardrobes. A family bathroom serves the bedrooms.

This well presented bungalow benefits from gas central heating with a modern Worcester boiler and uPVC double glazing.

Externally is an attractive double width block paved driveway offering off-road parking, which continues along the side of the bungalow to a detached garage. There is also a neat, landscaped area to the front.

To the rear of the property there is a private, low maintenance rear garden, with paved and gravelled areas, plus a small artificial grass lawn.

Conveniently located close to local shops, Yarm Medical Centre, and Yarm Train Station, the property also offers easy access to Yarm's vibrant High Street, with its range of cafés, restaurants, and riverside walks, making this an ideal home for those looking to downsize without compromising on amenities.

£225,000





**HALL**

**LOUNGE**  
26'8" x 11'8" (8.13m x 3.56m)

**KITCHEN**  
12'2" x 11'1" (3.71m x 3.38m)

**DOWNSTAIRS WC**  
6'8" x 4' (2.03m x 1.22m)

**DINING ROOM**  
10'3" x 6'5" (3.12m x 1.96m)

**BEDROOM ONE**  
13'7" x 8'7" (4.14m x 2.62m)

**BEDROOM TWO**  
10'3" x 8'10" (3.12m x 2.69m)

**BEDROOM THREE**  
10'3" x 8'3" (3.12m x 2.51m )

**BATHROOM**  
6'4" x 5'5" (1.93m x 1.65m)

**GARAGE**  
16' x 9'2" (4.88m x 2.79m)

**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 befc





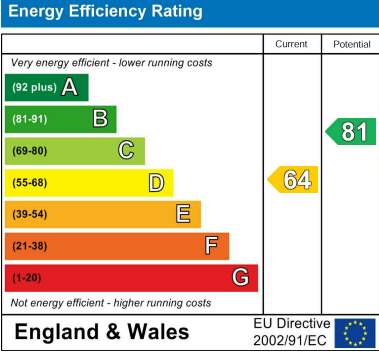




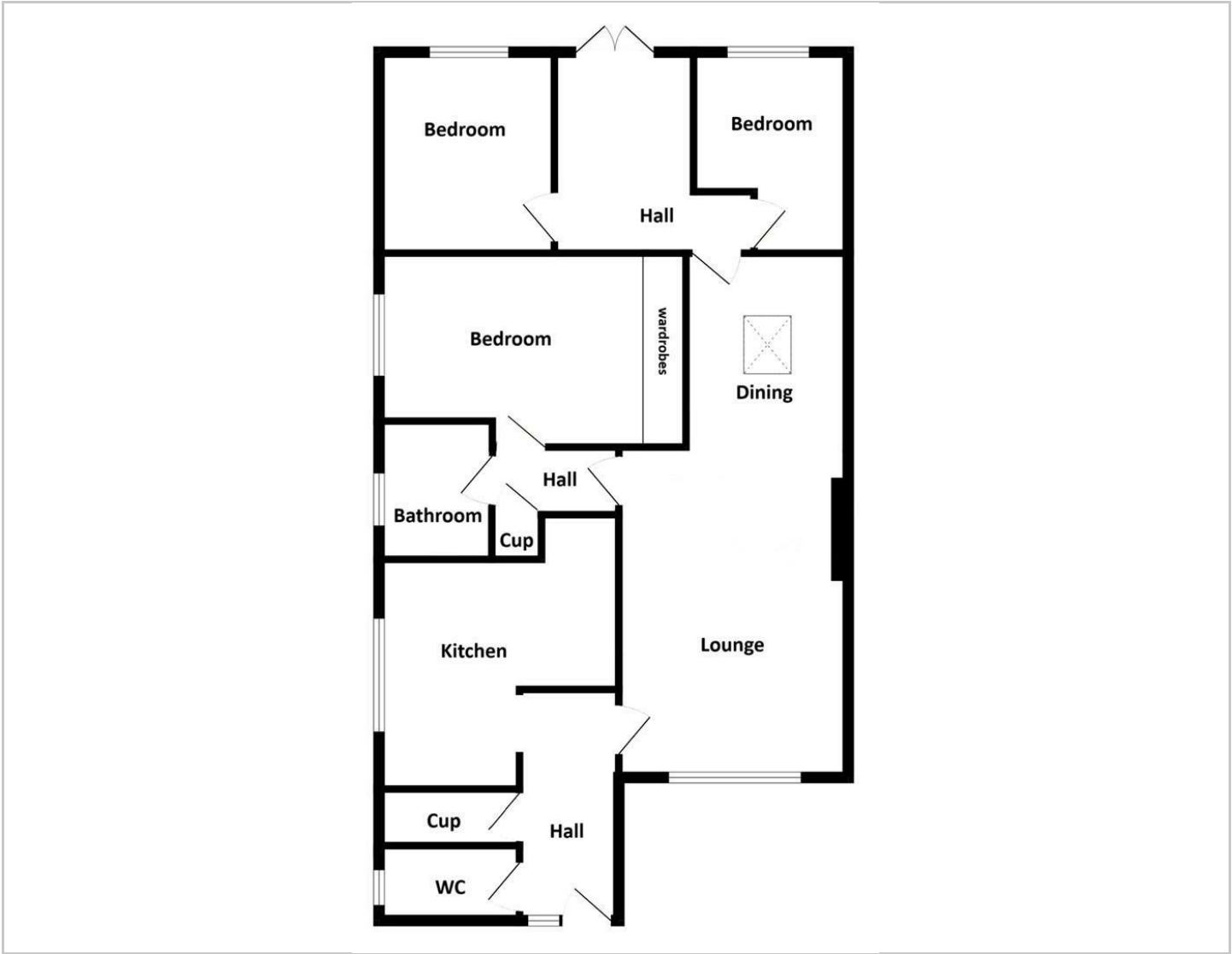
Map



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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