



Beckwith Road, Yarm, TS15 9TG

An immaculately presented detached bungalow, tastefully decorated throughout and offering modern living in a well-planned layout. The property features an impressive open plan lounge and contemporary kitchen, complete with a central island and a range of integrated appliances including microwave, oven, hob, fridge/freezer, dishwasher, and washer/dryer. From the inner hallway, access is given to two double bedrooms, both enjoying French doors that open directly into the rear garden, as well as a stylish modern bathroom with modern tiling and fittings to include a shower over the bath.

Externally, the bungalow is complemented by a driveway, gardens to the front, and a generous south-west facing rear garden, perfect for enjoying the afternoon and evening sun. The property further benefits from gas central heating and double glazing throughout, making it ready to move straight into.

This beautiful bungalow is situated within a short stroll to Yarm High Street with its excellent range of cosmopolitan bars, cafes, shops and restaurants. For commuting Yarm Railway Station is only a short distance away and there is easy access to the A19 and good transport links.

£199,950

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KITCHEN/LOUNGE

20'1" x 16'4" (6.12m x 4.98m)

INNER HALL

BEDROOM ONE

12'9" x 10'9" (3.89m x 3.28m)

BEDROOM TWO

9'2" x 8'7" (2.79m x 2.62m)

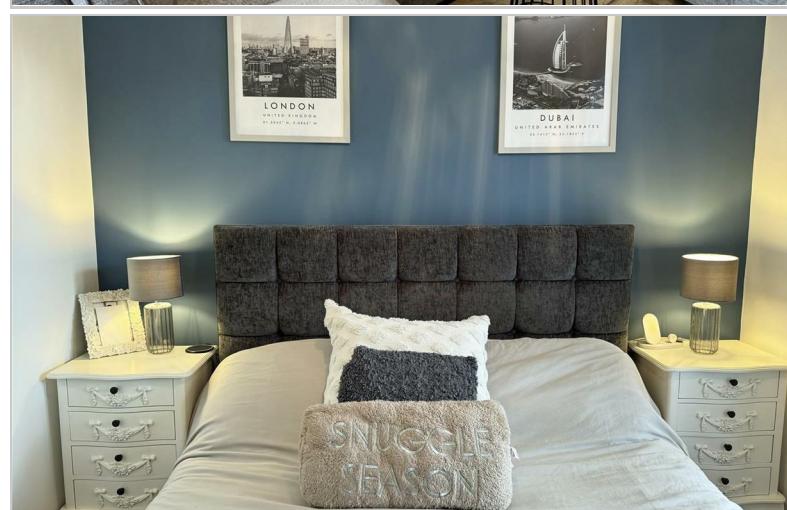
BATHROOM

6'11" x 5'3" (2.11m x 1.60m)

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.







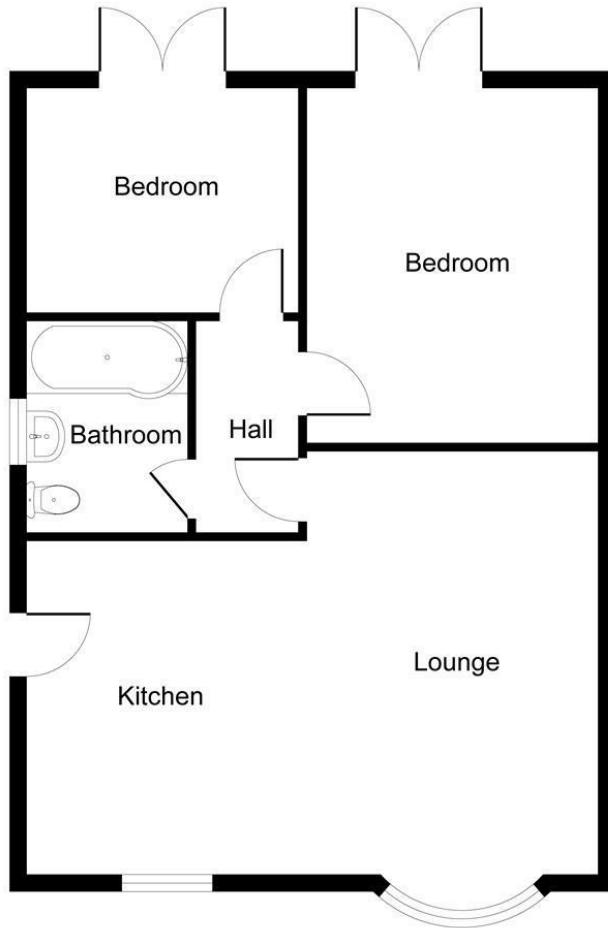
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	
EU Directive 2002/91/EC			

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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