



Glaisdale Road, Yarm, TS15 9RN

Situated within the Levensdale area of Yarm, this three bedroom semi-detached house combines comfortable family living with a convenient location. Offering well planned space throughout, with bright interiors and a practical layout, it presents an excellent opportunity for families or first time buyers looking to settle in a desirable neighbourhood with schools, shops, and transport links nearby.

The property opens with a welcoming hall and composite front door, leading into a spacious lounge, dining room, fitted kitchen and a utility room that includes a sink and stable door access to the rear garden. Upstairs, the landing connects three bedrooms and a family bathroom with a shower over the bath.

Externally, the home features a driveway, a single garage, and gardens to both the front and rear. The rear garden is particularly appealing, with a good level of privacy, mature shrubs, and a well-kept lawn. The property also benefits from a warm air duct central heating system and double glazed windows, most fitted with attractive shutters.

The location is ideal for families, with Levensdale Primary School and Conyers School close by, as well as local shops and Yarm Train Station. A short walk or quick bus ride will take you to Yarm High Street, with its wide range of cafés, restaurants, shops, and riverside walks. For those needing to travel further afield, the A19 is only a couple of miles away, providing excellent links to the wider region.

£205,000



3



1



2



D

HALL

LOUNGE

14'6" x 11'6" (4.42m x 3.51m)

DINING ROOM

11'2" x 8'6" (3.40m x 2.59m)

KITCHEN

10'9" x 8'9" (3.28m x 2.67m)

UTILITY ROOM

8'9" x 6'8" (2.67m x 2.03m)

LANDING

BEDROOM ONE

11'8" x 9'10" (3.56m x 3.00m)

BEDROOM TWO

11'8" x 9'10" (3.56m x 3.00m)

BEDROOM THREE

8'9" x 7'7" (2.67m x 2.31m)

AML PROCEDURE

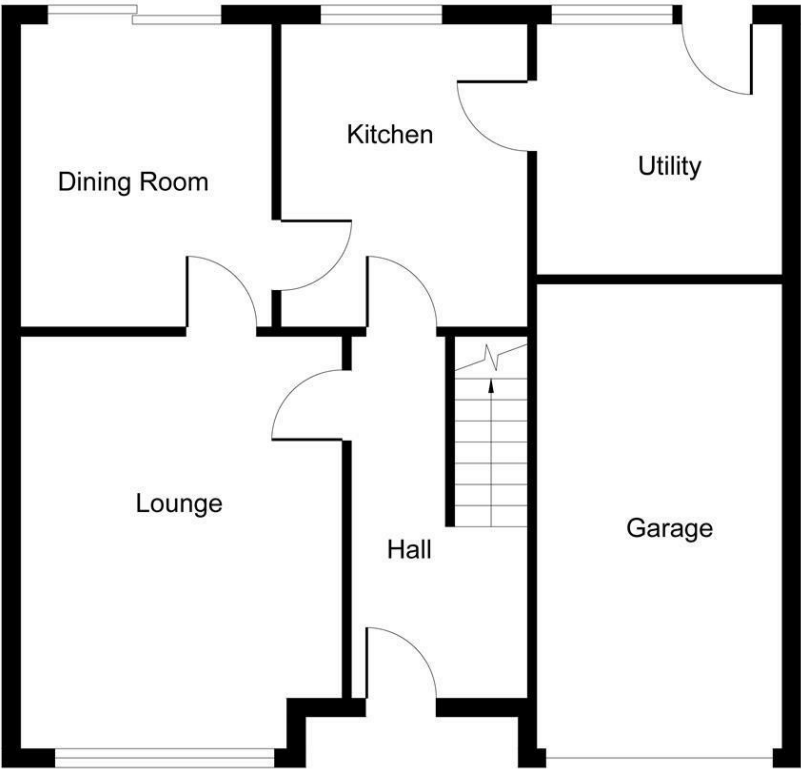
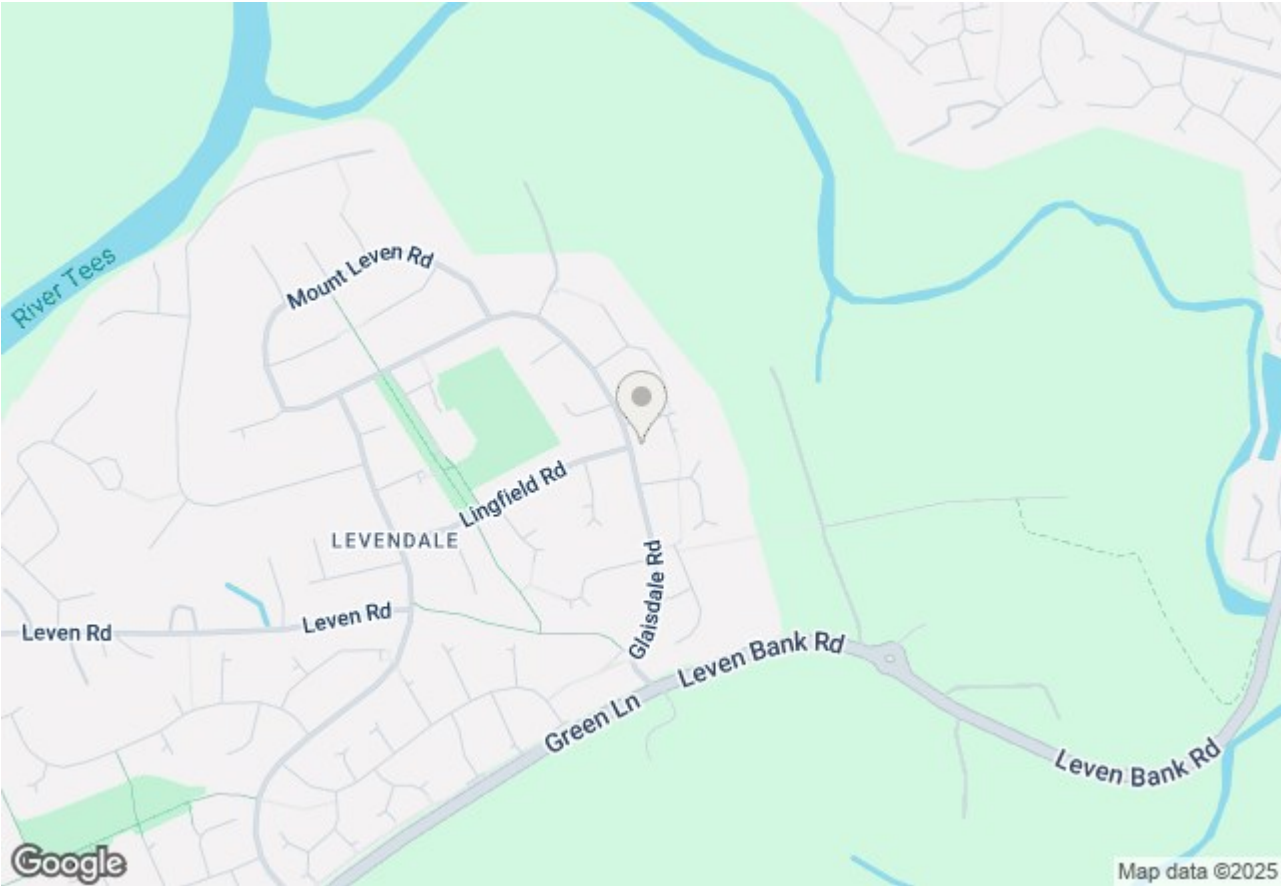
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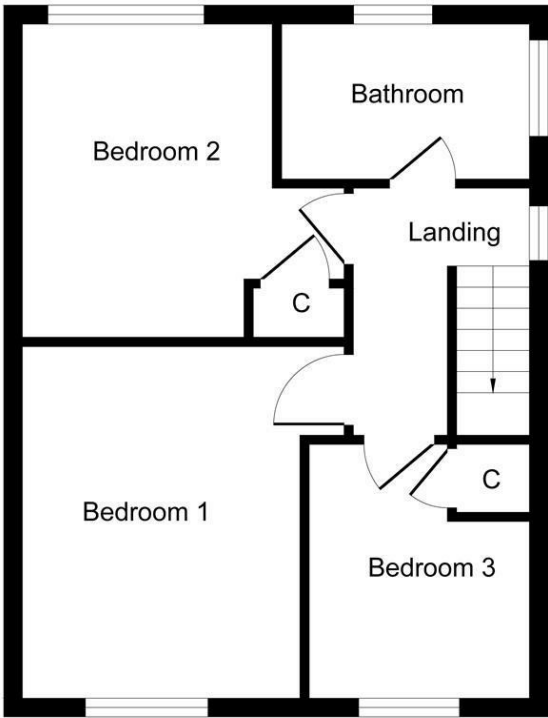




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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		63	71
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

VIEWING

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

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