



Tangmere Road, Yarm, TS15 9GF

Situated within the prestigious Conyers Green development, this beautifully presented three-bedroom semi-detached home is ideal for young couples or a growing family. Enjoying a prime position close to highly regarded local schools and Yarm train station, it offers the perfect balance of comfort and convenience.

On the ground floor, a bright and inviting lounge sits at the front of the home, while to the rear, a sleek kitchen/dining area comes complete with integrated appliances including, fridge freezer, hob, oven, and dishwasher with French doors that open onto the rear garden. A convenient downstairs cloakroom/WC completes the ground floor.

Upstairs, you'll find three well proportioned bedrooms and a contemporary family bathroom, providing ample space for the whole family.

Externally, the front of the property benefits from a block-paved driveway providing off-street parking for two vehicles., while the rear garden, mainly laid to lawn, is perfect for outdoor enjoyment.

£215,000



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HALL

LOUNGE

18'4" x 12' (5.59m x 3.66m)

KITCHEN/DINING ROOM

15'5" x 9'2" (4.70m x 2.79m)

DOWNSTAIRS WC

5'2" x 3'2" (1.57m x 0.97m)

LANDING

BEDROOM ONE

15' x 8'3" (4.57m x 2.51m)

BEDROOM TWO

12'7" x 8'3" (3.84m x 2.51m)

BEDROOM THREE

9'5" x 6'10" (2.87m x 2.08m)

BATHROOM

6'8" x 6'4" (2.03m x 1.93m)

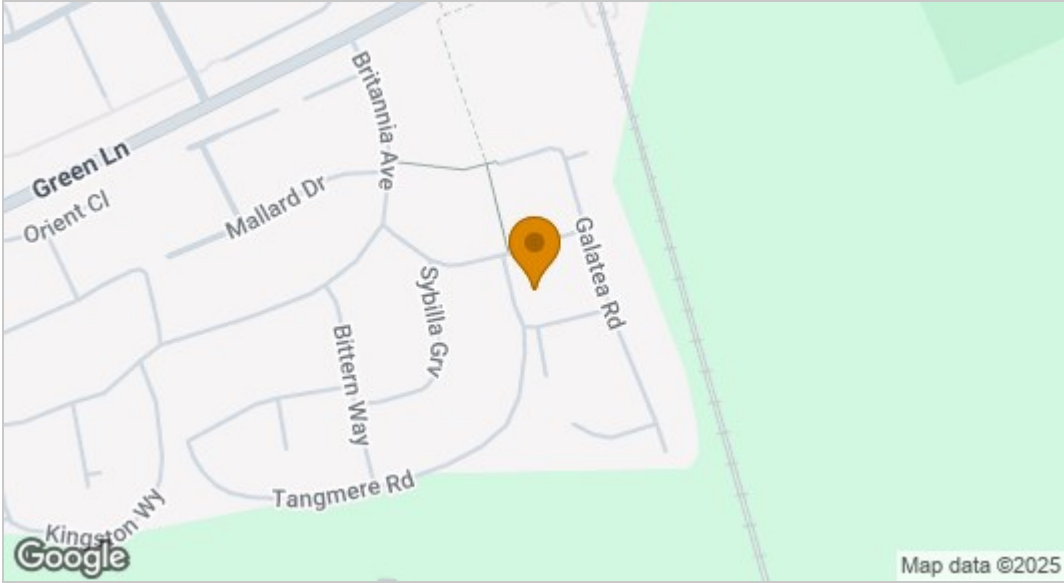
AML PROCEDURE

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.

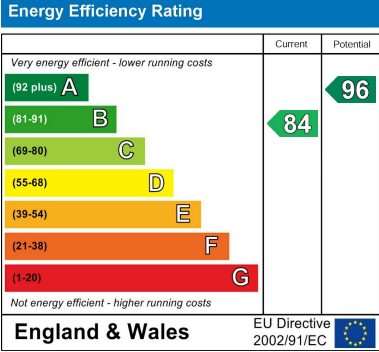




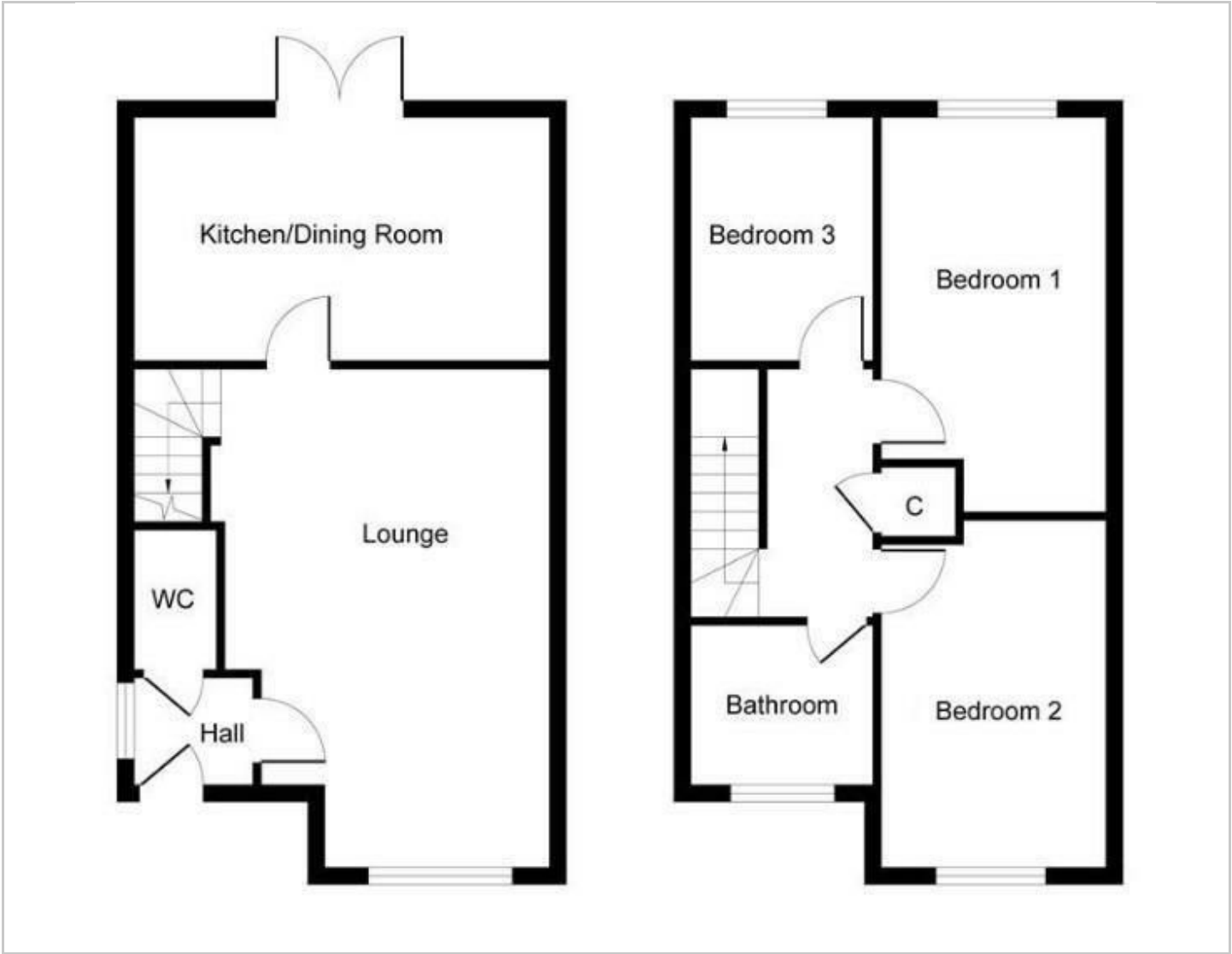
Map



EPC graph



Floor Plan



VIEWING

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

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