



Braunton Way, Yarm TS15 9GA

welcome to

Braunton Way, Yarm

This delightful 3-bedroom semi-detached home, located in the highly sought-after area of Yarm, offers a fantastic opportunity to enjoy life in a vibrant and bustling town, close to local amenities. Early viewings are highly recommended to fully appreciate all it has to offer!

Front Garden

Block paved driveway with space for two cars.

Entrance Hallway

Composite double glazed door to front, radiator, UPVC double glazed window to side

Downstairs Wc

Integrated low level WC with push buttons, tiled splash back, wall mounted hand wash basin, radiator

Reception Room

18' 3" max x 11' 9" max (5.56m max x 3.58m max)
UPVC double galzed window to front, radiator, stairs to first floor

Kitchen/Diner

15' 4" x 9' 1" (4.67m x 2.77m)
UPVC double glazed french doors to rear, range of matte wall and base units with contrasting laminate working surfaces, stainless steel extract canopy, integrated gas hob, integrated electric oven, plumbing for washing machine, plumbing for dishwasher, one and a half stainless steel sink with mixer tap, recess for single door fridge freezer, tiled flooring, radiator

Rear Garden

Porcelain paved seating area, laid to lawn

Landing

Partially boarded loft hatch access

Bedroom 1

8' 2" x 13' (2.49m x 3.96m)
UPVC double glazed window to rear, radiator, three door built-in wardrobe

Bedroom 2

8' 2" x 11' 6" (2.49m x 3.51m)

UPVC double glazed window to front, radiator, three door built-in wardrobe

Bedroom 3

9' 2" x 6' 10" (2.79m x 2.08m)
UPVC double glazed window to rear, radiator

Bathroom

Three piece bathroom suite, white panel bath with mixer tap, mixer shower head, floor to ceiling wall tiles, shower screen, wall mounted wash hand basin with mixer tap, low level WC, tiled splash back, UPVC double glazed window to front, radiator, extractor fan





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Braunton Way, Yarm

- OFF-STREET PARKING
- FRONT AND REAR GARDENS
- THREE BEDROOMS
- SEMI-DETACHED
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: B

£215,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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