GowlandWhite

Latimer Close, Yarm, TS15 9TD

SOLD IN 14 DAYS Situated within a quiet cul-de-sac and conveniently positioned within easy reach of Yarm High Street, this attractive detached family home also falls within the catchment area for highly regarded local schools.

The property benefits from gas central heating and double glazing throughout and offers well-presented accommodation ideally suited to modern family living. The welcoming entrance hall leads to a ground floor WC and a spacious lounge featuring a fireplace and double doors opening directly onto the rear garden.

A particular highlight of this home is the impressive open-plan dining room, family room and kitchen. Designed with entertaining in mind, this versatile living space enjoys an abundance of natural light and features two sets of double doors opening onto the garden, creating a seamless connection between indoor and outdoor living. A useful utility room is located off the kitchen.

To the first floor are three bedrooms and a family shower room.

Externally, the property enjoys a good size rear garden with lawned areas, multiple seating areas and resin-laid pathways, providing an excellent environment for relaxation and outdoor entertaining. To the front, there is a lawned garden, resin driveway offering off-road parking and an attached garage.

An excellent opportunity to acquire a detached family home in a sought-after Yarm location, offered with the advantage of no onward chain.

£270,000

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HALLWAY

LOUNGE
16'7" x 10'2" (5.05m x 3.10m)

KITCHEN
19'7" > 7'11" x 16'5" (5.97m > 2.41m x 5.00m)

DINING ROOM
16'8" x 8'6" (5.08m x 2.59m)

UTILITY ROOM
8'9" x 5'9" (2.67m x 1.75m)

DOWNSTAIRS WC
3'10" x 3'9" (1.17m x 1.14m)

LANDING

BEDROOM ONE
10'6" x 9'8" (3.20m x 2.95m)

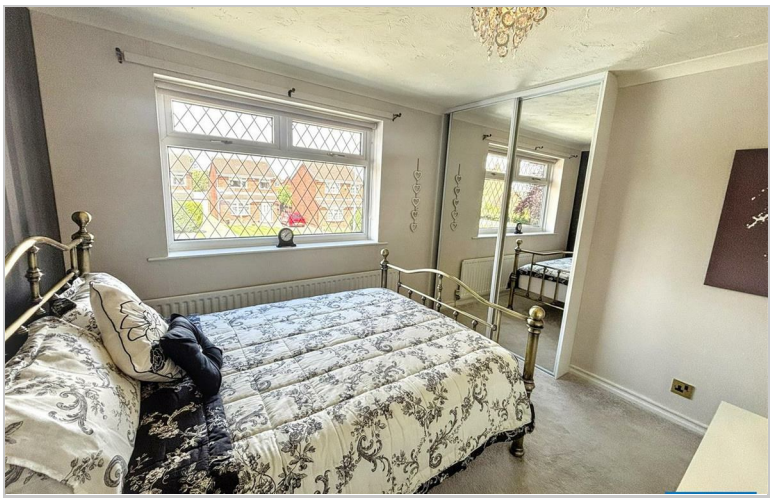
BEDROOM TWO
9'8" x 8'10" (2.95m x 2.69m)

BEDROOM THREE
7'7" x 6'10" (2.31m x 2.08m)

BATHROOM
6'7" x 4'11" (2.01m x 1.50m)

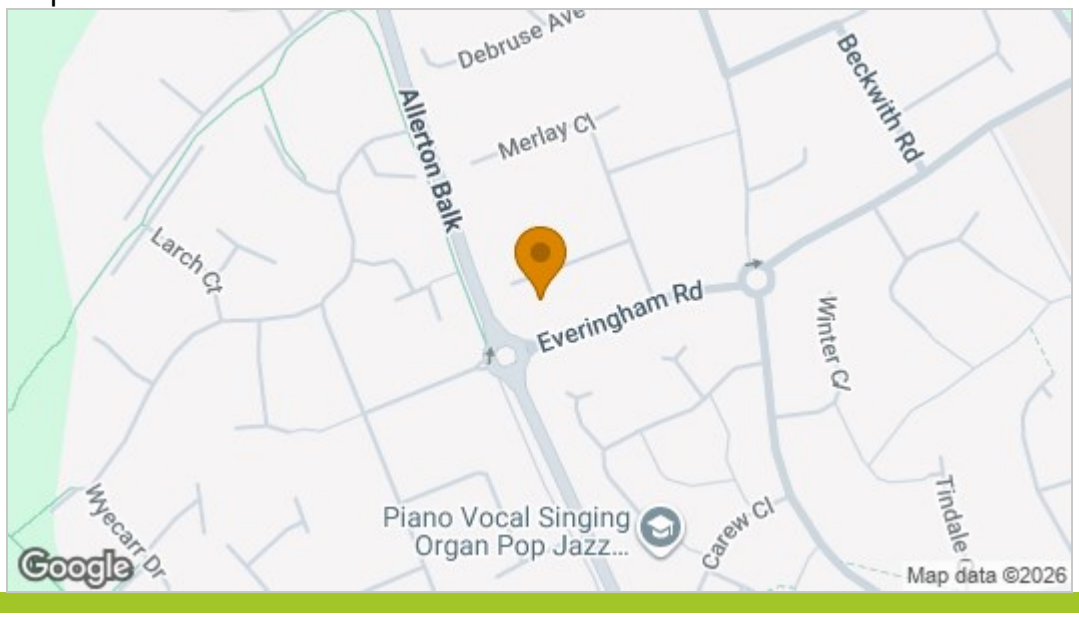
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

AMOUR

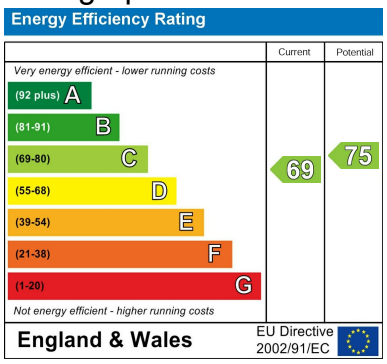


Sweet
Dreams

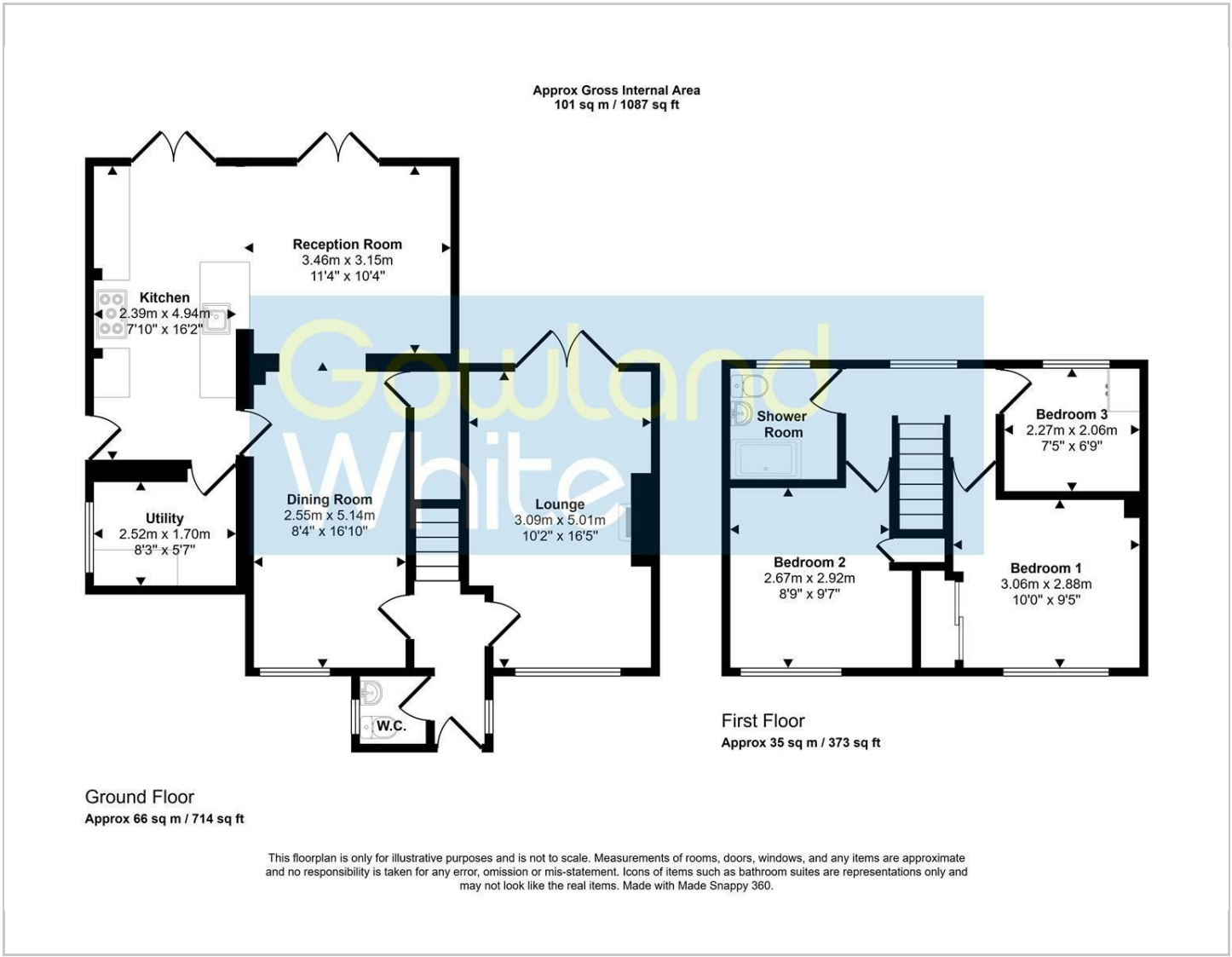
Map



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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