Repton Road, TS15 9GH
3 Bed - House - Semi-Detached
£220,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: C

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ESTATE AGENTS

Repton Road
Yarm TS15 9GH

Situated in a wonderful corner position, this immaculately presented three-bedroom semi-detached property on Repton Road, Yarm, offers stylish modern living, a superb rear garden and excellent transport links.

The property welcomes you via an entrance hall leading to a convenient downstairs cloakroom/WC and a spacious, light-filled living room. To the rear, a superb kitchen/diner features a modern fitted kitchen with integrated appliances, creating an ideal space for everyday family life and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the room and providing a seamless connection between indoor and outdoor living.

To the first floor are two generous double bedrooms, a further single bedroom and a contemporary family bathroom fitted with a modern white three-piece suite and shower over the bath.

Externally, the property benefits from driveway parking for two cars and an attractive rear garden, complete with a decking seating area and pergola, providing the perfect setting for relaxing or entertaining during the warmer months.

Ideally located close to local schools, shops and everyday amenities, the property is also just a short stroll from Yarm train station. Excellent road links to the A19 and A66 make this an ideal choice for commuters.

Early viewing is highly recommended to appreciate the presentation, position and lifestyle this fantastic home has to offer.

MYLES
ULTIMATE

GROUND FLOOR

Entrance
4'10" x 4'2" (1.49m x 1.29m)

Living Room
11'11" x 18'3" (3.65m x 5.58m)

Kitchen\Diner
15'5" x 9'1" (4.72m x 2.78m)

WC
3'2" x 4'5" (0.98m x 1.37m)

FIRST FLOOR

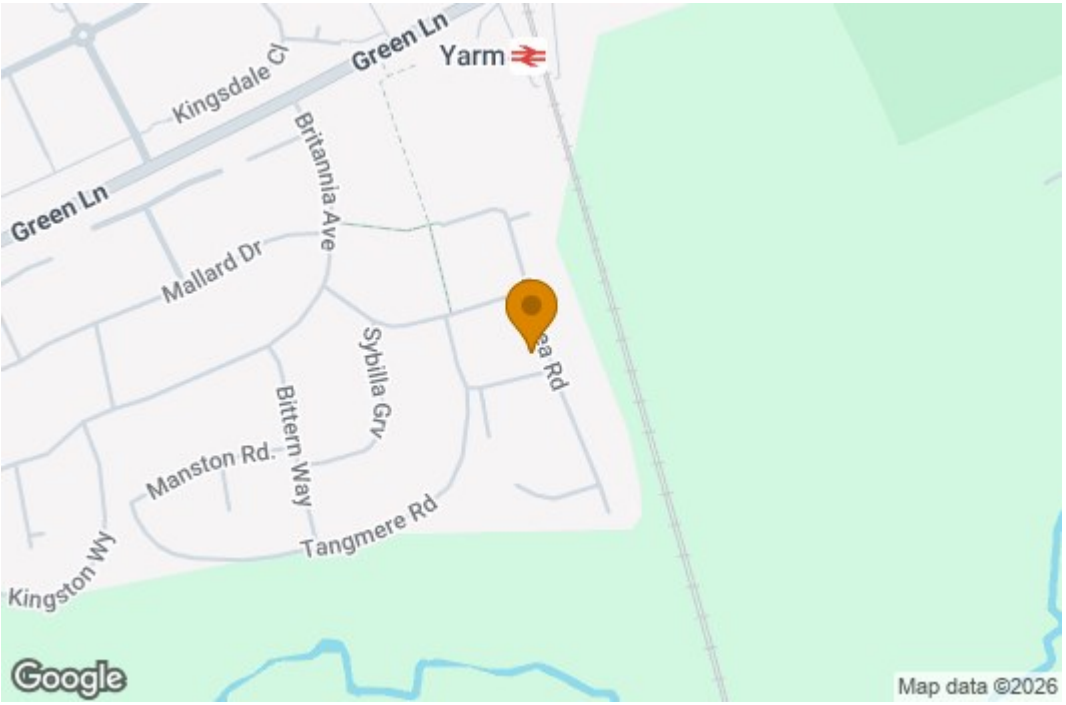
Landing
3'11" x 9'11" (1.21m x 3.04m)

Bedroom 1
8'3" x 15'2" (2.54m x 4.63m)

Bedroom 2
8'3" x 12'7" (2.52m x 3.85m)

Bedroom 3
6'10" x 8'11" (2.10m x 2.74m)

Bathroom
6'10" x 5'5" (2.10m x 1.66m)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Mallard Dr
Sybilla Grv
Bittern Way
Manston Rd.
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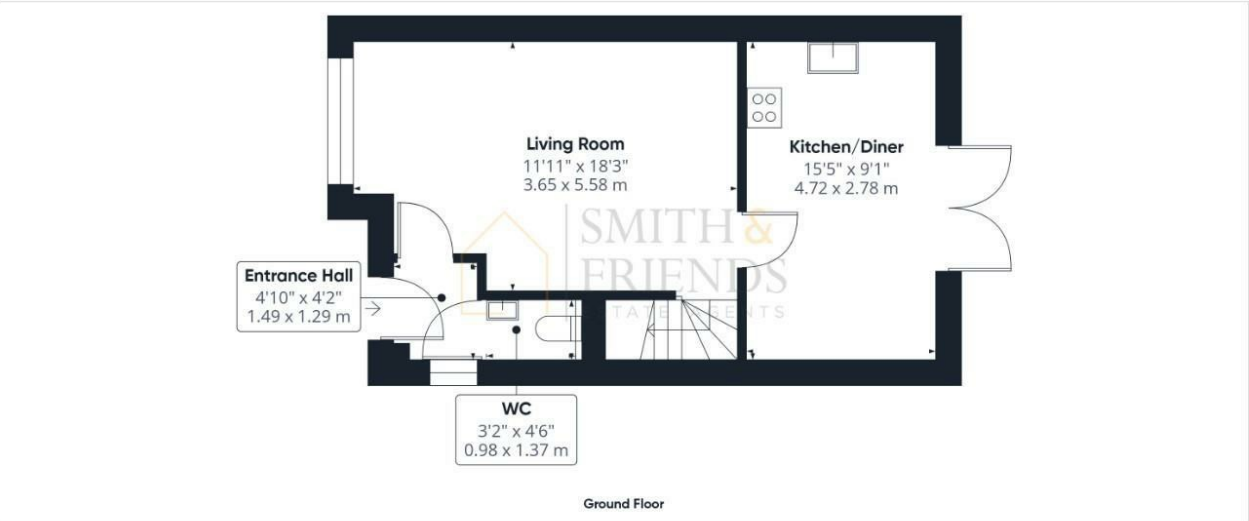

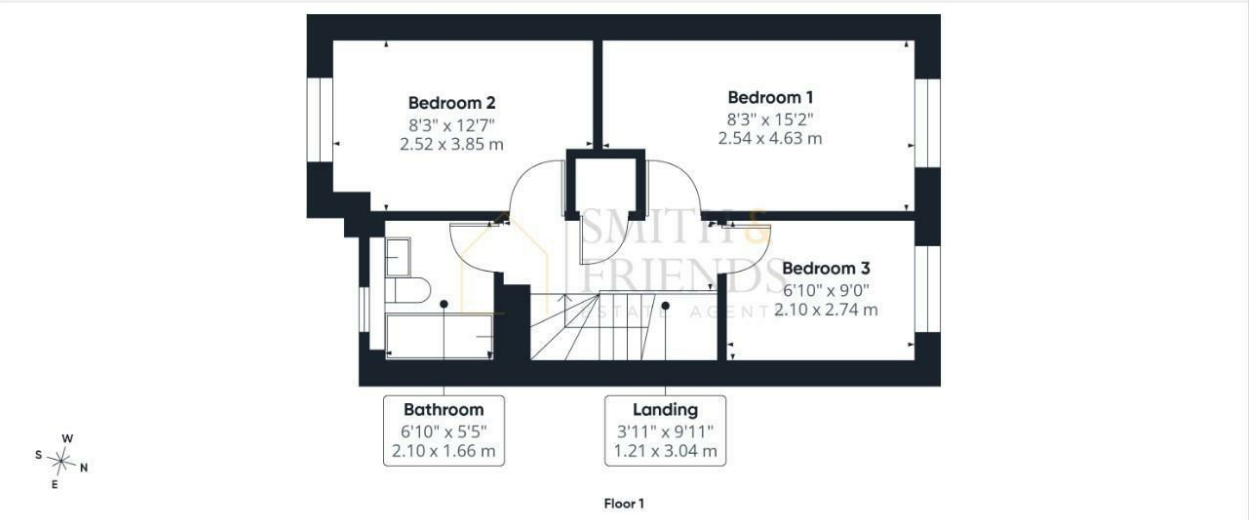

Approximate total area(1)

781 ft²

72.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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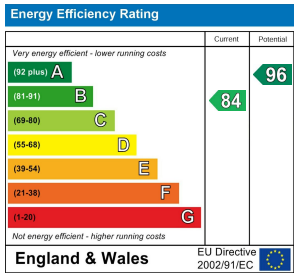

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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