



## Debruse Avenue, Yarm, TS15 9QL

Offered for sale with no onward chain, this semi-detached home presents an excellent opportunity for buyers looking to update and personalise a property to their own taste. Located in the highly sought after area of Yarm, the house is ideally positioned close to a wide range of amenities, well regarded schools and convenient transport links.

The accommodation is double glazed throughout and heated via night storage heaters. Internally, the property comprises porch, lounge, dining room with door opening onto the rear garden, and a practical kitchen. Upstairs there are three well proportioned bedrooms, along with a family bathroom.

Externally, the property features a lawned front garden, while the rear garden is south west facing and mainly laid to lawn and includes a patio area and a timber shed. A driveway offers generous off street parking and we have been advised that a new roof was installed in 2022.

A fantastic chance to modernise and create a home tailored to your own style in a popular location.

Offers Over £150,000



# Debruse Avenue, Yarm, TS15 9QL

## PORCH

## LOUNGE

17'1" x 11'10" (5.21m x 3.61m)

## DINING ROOM

10'7" x 8'4" (3.23m x 2.54m)

## KITCHEN

10'6" x 8'2" (3.20m x 2.49m)

## LANDING

## BEDROOM ONE

12'3" x 9'7" (3.73m x 2.92m)

## BEDROOM TWO

10'4" x 10' (3.15m x 3.05m)

## BEDROOM THREE

9'4" x 7'2" (2.84m x 2.18m)

## BATHROOM

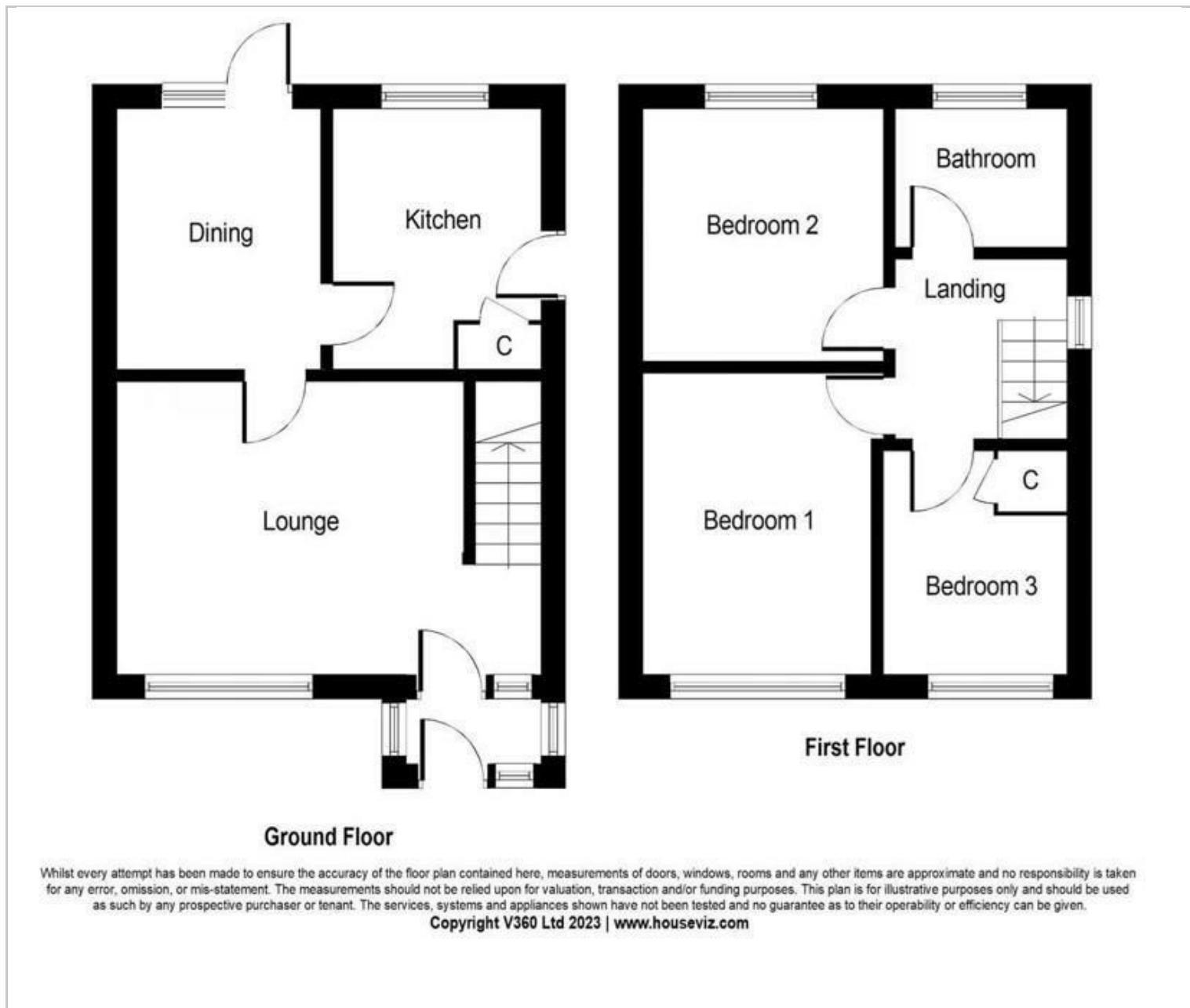
6'8" x 5'6" (2.03m x 1.68m)

## 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.



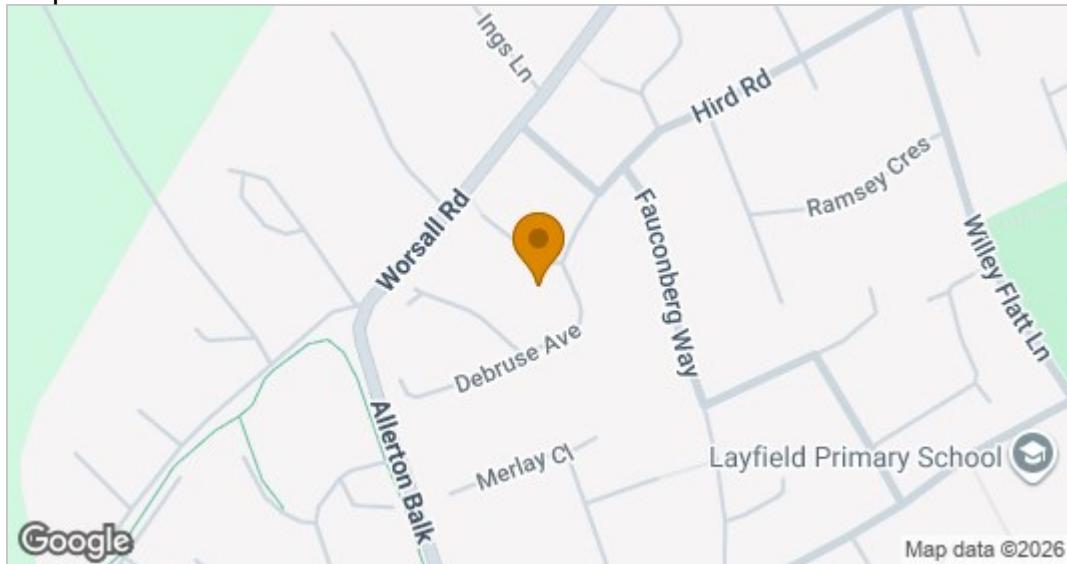
## Floor Plan



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.

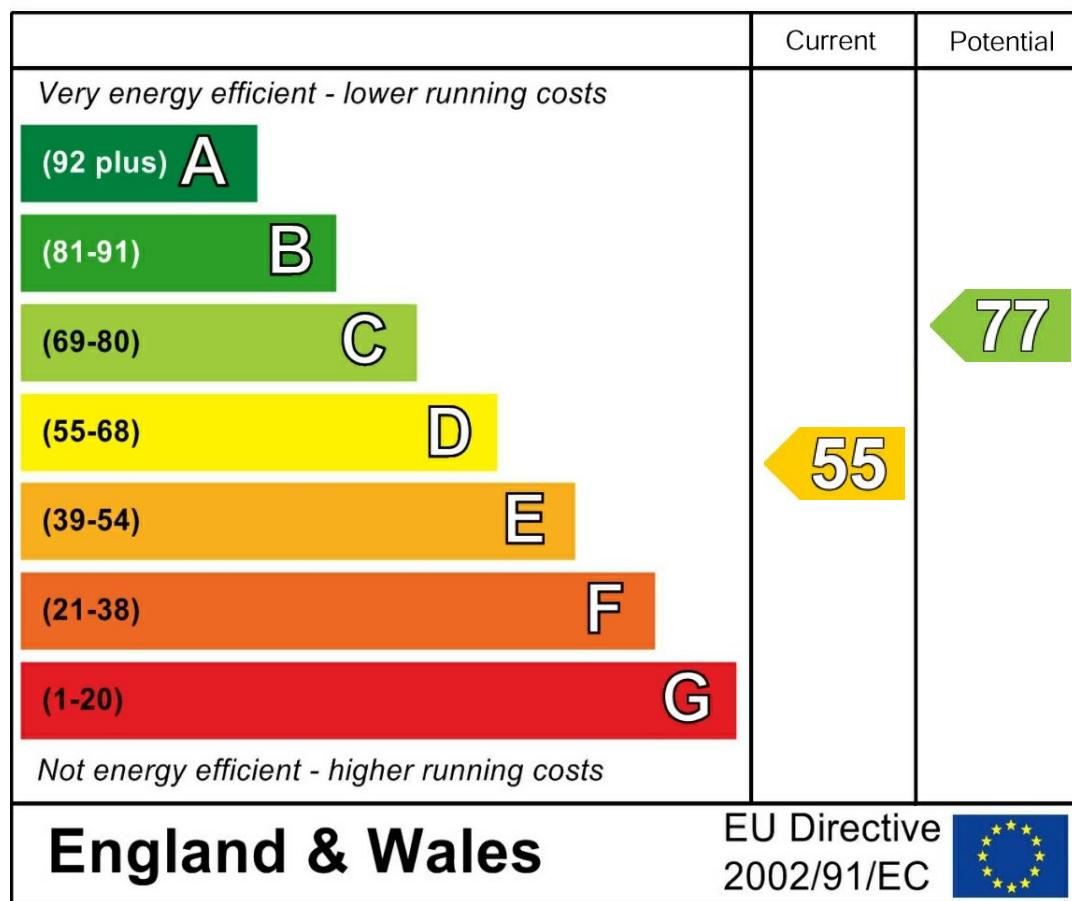
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## Map



## EPC graph

### Energy Efficiency Rating



## VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.