GowlandWhite

Mount Leven Road, Yarm, TS15 9RJ

Offered with no onward chain, this three-bedroom detached bungalow occupies a pleasant cul-de-sac position within one of Yarm's most sought-after areas. The property features a detached double garage and a south-westerly facing rear garden, and while it retains much of its original character, it offers excellent potential for modernisation to suit individual tastes.

The accommodation begins with an entrance porch opening into a hallway, which leads through to a spacious L-shaped lounge and dining area. Sliding doors provide access to the conservatory, creating a light and versatile living space. The kitchen is fitted with a range of shaker style units and incorporates integrated appliances including an oven, hob, microwave, dishwasher and washing machine.

There are three well proportioned bedrooms, two of which benefit from fitted wardrobes, along with a family bathroom comprising a bath and separate shower cubicle. The property is warmed by gas central heating via a combination boiler and is fully double glazed, with the roof having been replaced approximately four years ago, according to the vendors.

Externally, the front of the property offers a lawned garden and a block paved, double width driveway leading to the detached double garage, which is equipped with remote controlled doors. To the rear, the south westerly facing garden is mainly laid to lawn with a patio area and provides side access to the garage.

Ideally positioned close to well regarded schools, local shops, Yarm Medical Centre and Yarm train station, the property also offers easy access to the vibrant Yarm High Street, renowned for its selection of bars, restaurants and cafés, as well as scenic riverside walks.

£365,000

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PORCH

HALLWAY

LOUNGE/DINING ROOM
23' x 15'7" (7.01m x 4.75m)

KITCHEN
11' x 10'3" (3.35m x 3.12m)

CONSERVATORY
18'2" x 9'7" (5.54m x 2.92m)

BEDROOM ONE
12'10" x 10'11" (3.91m x 3.33m)

BEDROOM TWO
10'11" x 9'11" (3.33m x 3.02m)

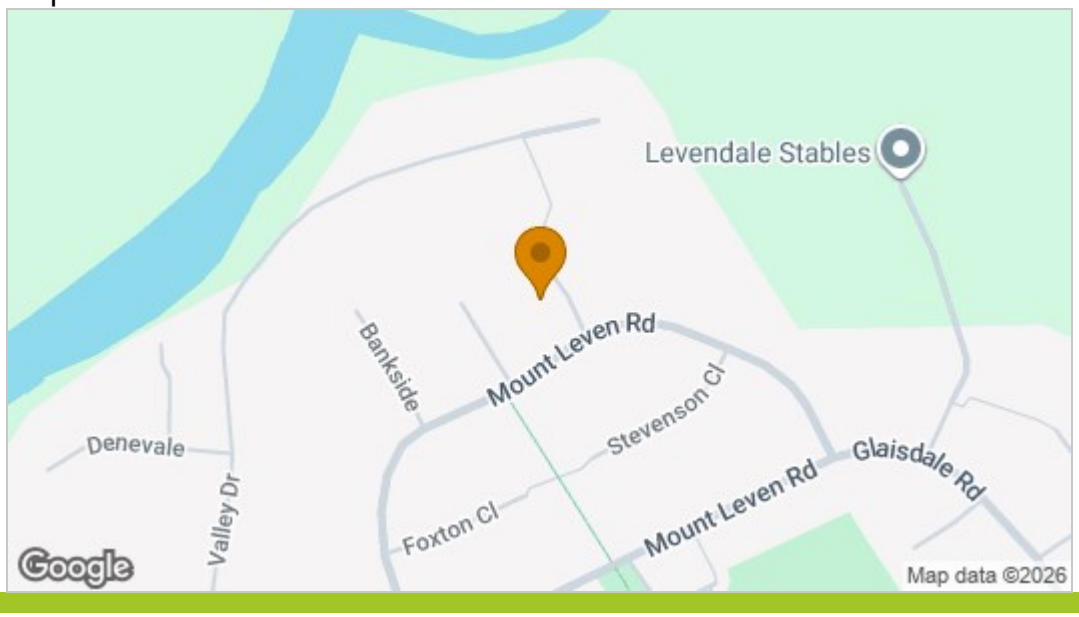
BEDROOM THREE
9' x 8'5" (2.74m x 2.57m)

BATHROOM
8'2" x 7'5" (2.49m x 2.26m)

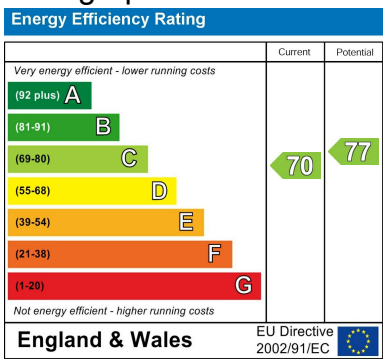
DOUBLE GARAGE
17'4" x 15'10" (5.28m x 4.83m)

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.

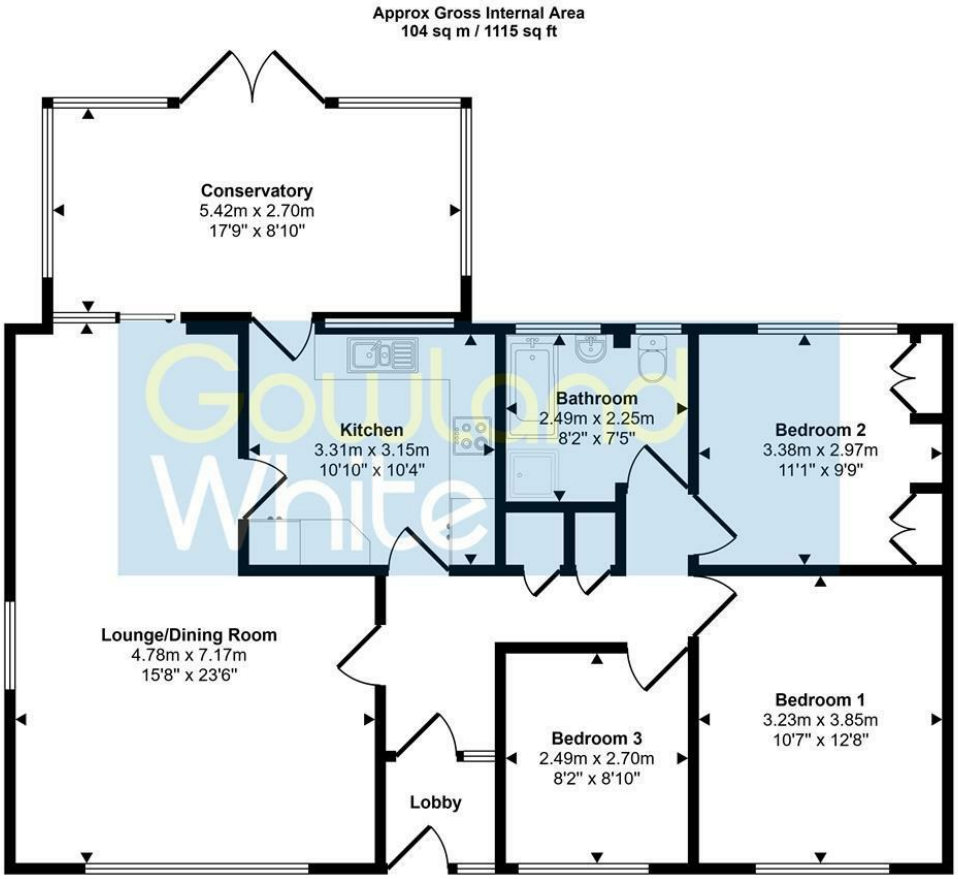
Map



EPC graph



Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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