GowlandWhite

Forest Lane, Kirklevington, Yarm, TS15 9NA

This bright and beautifully refurbished three bedroom semi-detached home sits in the heart of Kirklevington, a village known for its friendly community feel, attractive surroundings and excellent access to Yarm and wider transport links. The property has been fully renovated throughout, offering a fresh, modern finish that is ideal for families, first time buyers, or anyone seeking a move-in-ready home. It is also offered with no onward chain, adding to its appeal.

The entrance hall leads into a generous, light filled lounge, creating a welcoming space for everyday living. The extended kitchen/dining room features a modern white kitchen with integrated appliances and a rear door, a great space for dining and entertaining. The ground floor bathroom has also been newly fitted and includes a shower over the bath.

Upstairs, three bedrooms provide flexibility for family life, guests, home working or hobbies. The home has undergone a refurbishment. Planning permission has already been granted for a side and rear extension, giving buyers valuable scope to further enhance the property in the future.

Externally, the home enjoys a mature front garden and a block paved driveway offering off-road parking for multiple vehicles, leading to a larger-than-average detached garage with a new garage door. The enclosed rear garden is a real highlight, laid mainly to lawn and framed by mature shrubs and trees that provide colour and a good level of privacy.

Kirklevington is exceptionally well placed for access to highly regarded schools, including Conyers Secondary School, Yarm School and Kirklevington Primary School, making the location particularly attractive for families.

Early viewings are strongly recommended.

£290,000

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HALLWAY

LOUNGE
19'9" x 12'0" (6.02m x 3.68m)

KITCHEN
17'1" x 16'7" (5.23m x 5.08m)

BATHROOM
8'2" x 5'1" (2.51m x 1.55m)

LANDING

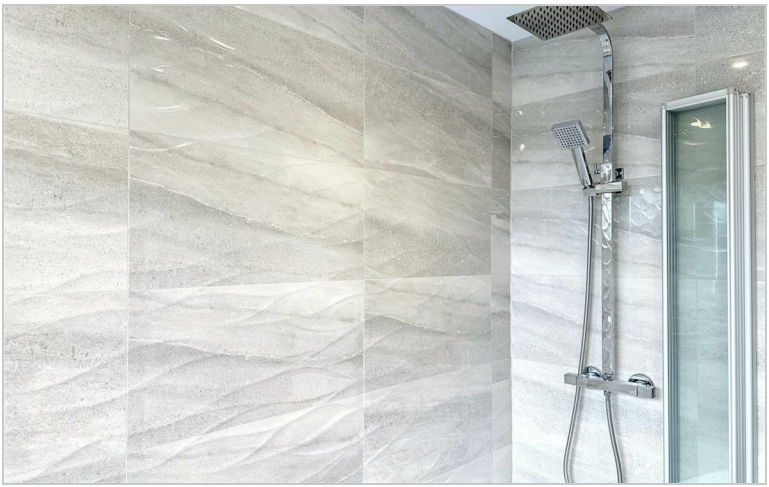
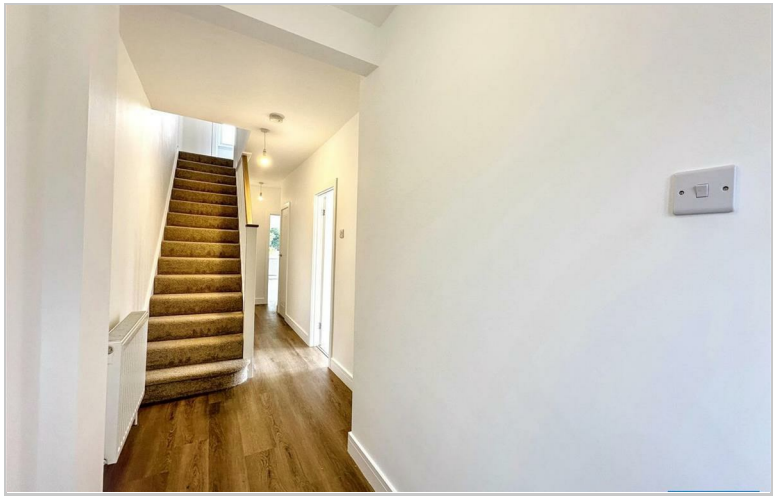
BEDROOM ONE
16'11" x 11'3" (5.16m x 3.43m)

BEDROOM TWO
11'3" x 8'9" (3.43m x 2.69m)

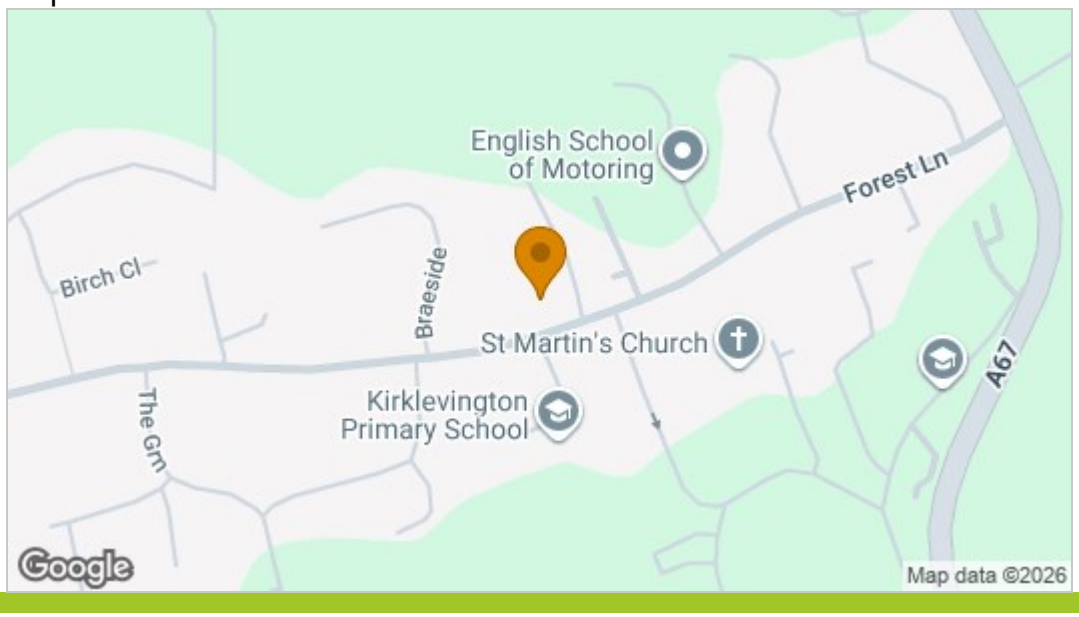
BEDROOM THREE
7'10" x 6'9" (2.41m x 2.06m)

DETACHED GARAGE
20'8" x 12'8" (6.30m x 3.86m)

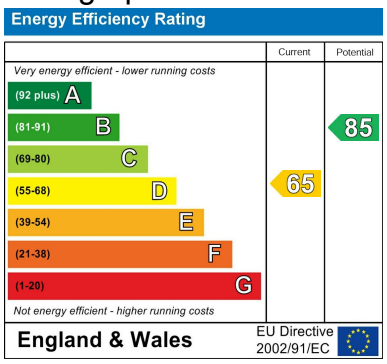
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc.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

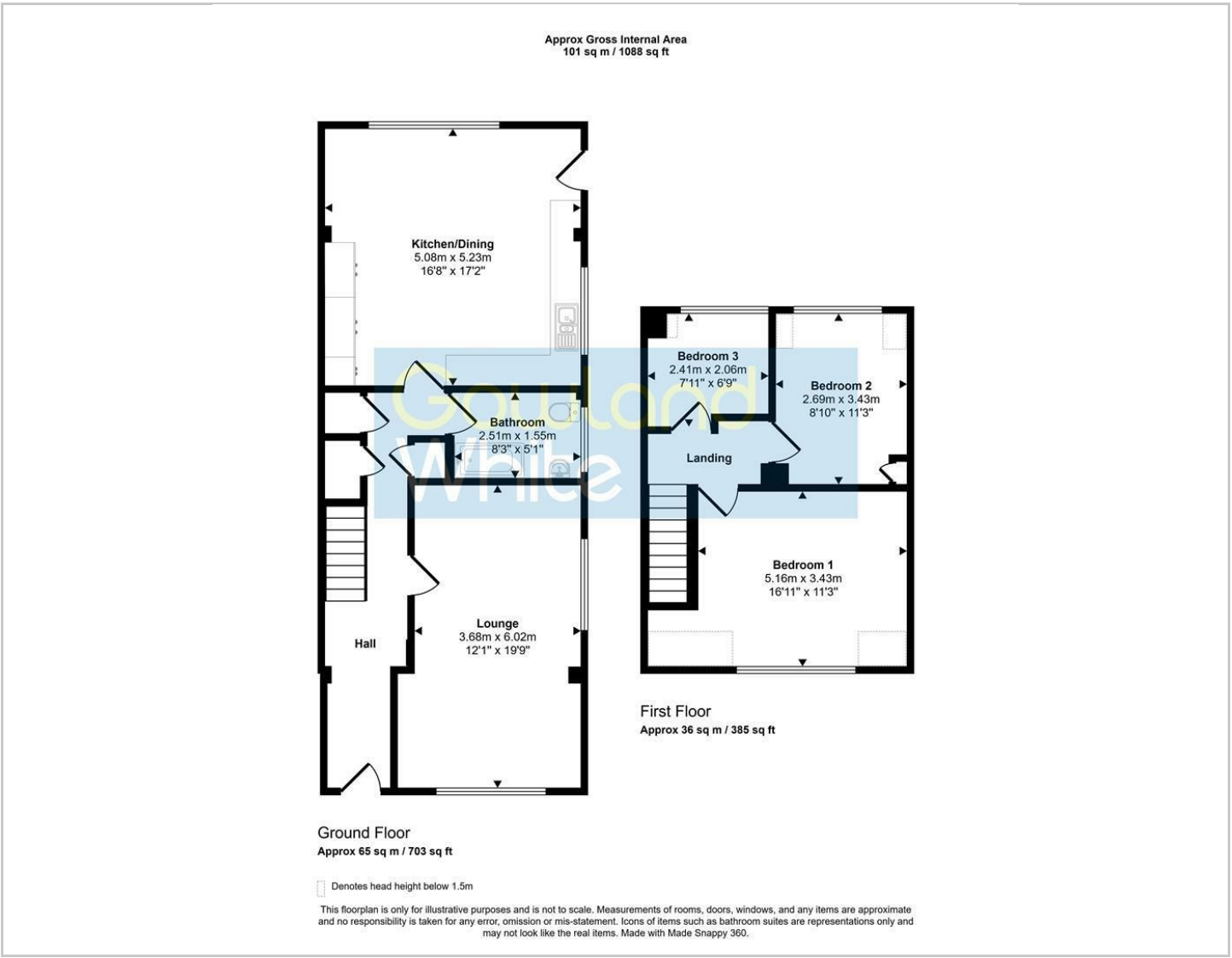
Map



EPC graph



Floor Plan



VIEWING

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

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101 High Street, Yarm, TS15 9BB
Tel: 01642 248248 Email: yarm@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/