



Beckwith Road, Yarm, TS15 9TG
3 Bed - House - Detached
£215,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Beckwith Road, TS15 9TG

*** No Chain Sale ***

*** Recently Refurbished Throughout ***

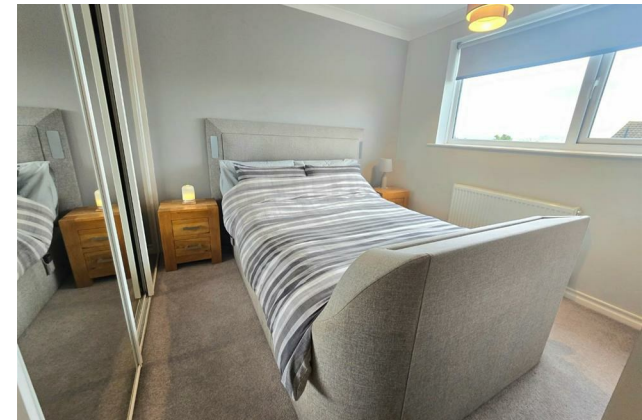
Smith & Friends Estate Agents are delighted to bring to market this immaculately presented modern three bedroom detached property situated within Yarm, located close to highly rated schools, and other amenities.

The property briefly comprises of a recently fitted fully equipped high gloss Kitchen / Diner, with Oak Doors throughout, Leading to a Spacious Living Room and French Doors to the Rear Garden.

The first floor provides Two Double Bedrooms with Built in Wardrobes and a Third Single Bedroom. In addition off the landing you will find a Modern Family Bathroom.

Externally, the property has recently undergone extensive works, including a recently Landscaped Rear Garden, benefitting from a patio area and well maintained lawn, whilst the front of the property has a tarmac driveway allowing ample of off street parking, leading to a Detached Garage at the rear.

For a viewing contact SMITH AND FRIENDS - Estate Agents Ingleby Barwick







- **No Chain Sale**
- **Recently Undergone a Full Refurbishment**
- **Modern Family Bathroom - Fitted 2022**
- **Landscaped Rear Garden with Tarmac Drive - Installed 2024**
- **Triple Glazing Fitted Throughout the Ground Floor in 2025**
- **Situated within a sought after area for Schools and Local Amenities**



Ground Floor Building 1

Bathroom
5'7" x 6'11"
1.71 x 2.12 m



Floor 1 Building 1

Approximate total area^m
846 ft²
78.5 m²

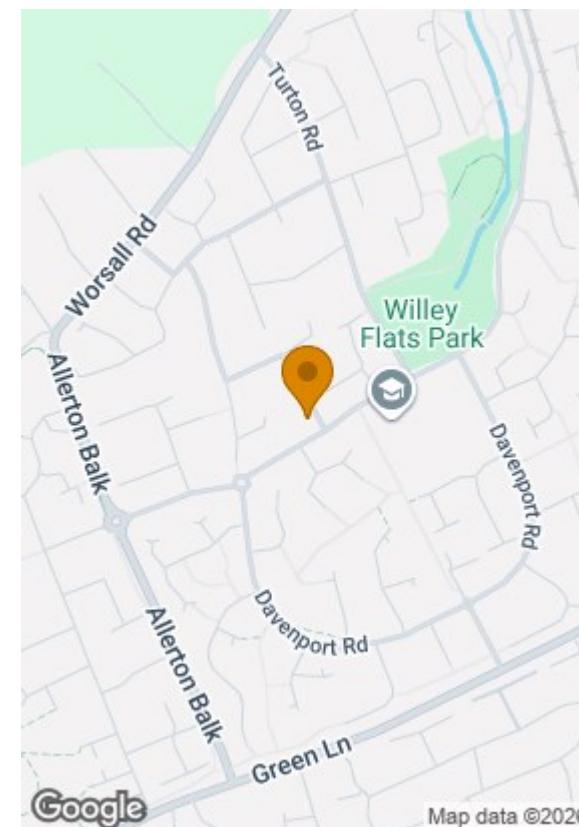
Reduced headroom
10 ft²
1 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



Ground Floor Building 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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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