



## 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**

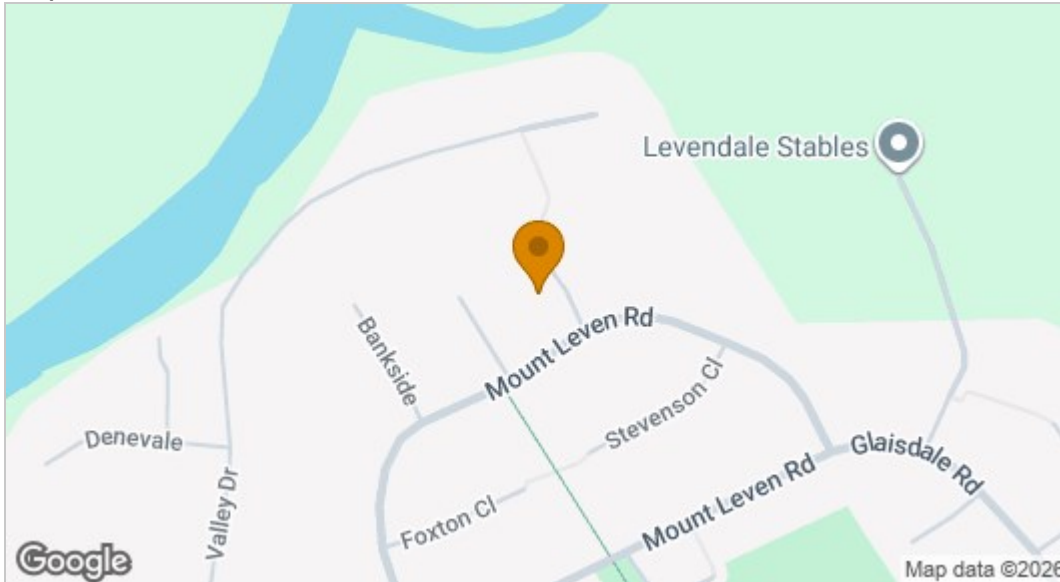
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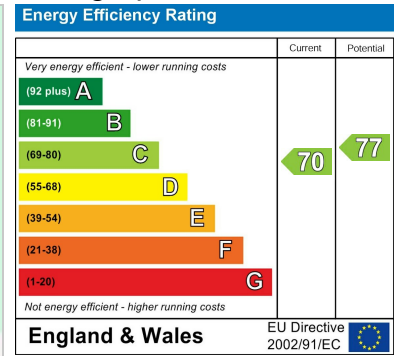




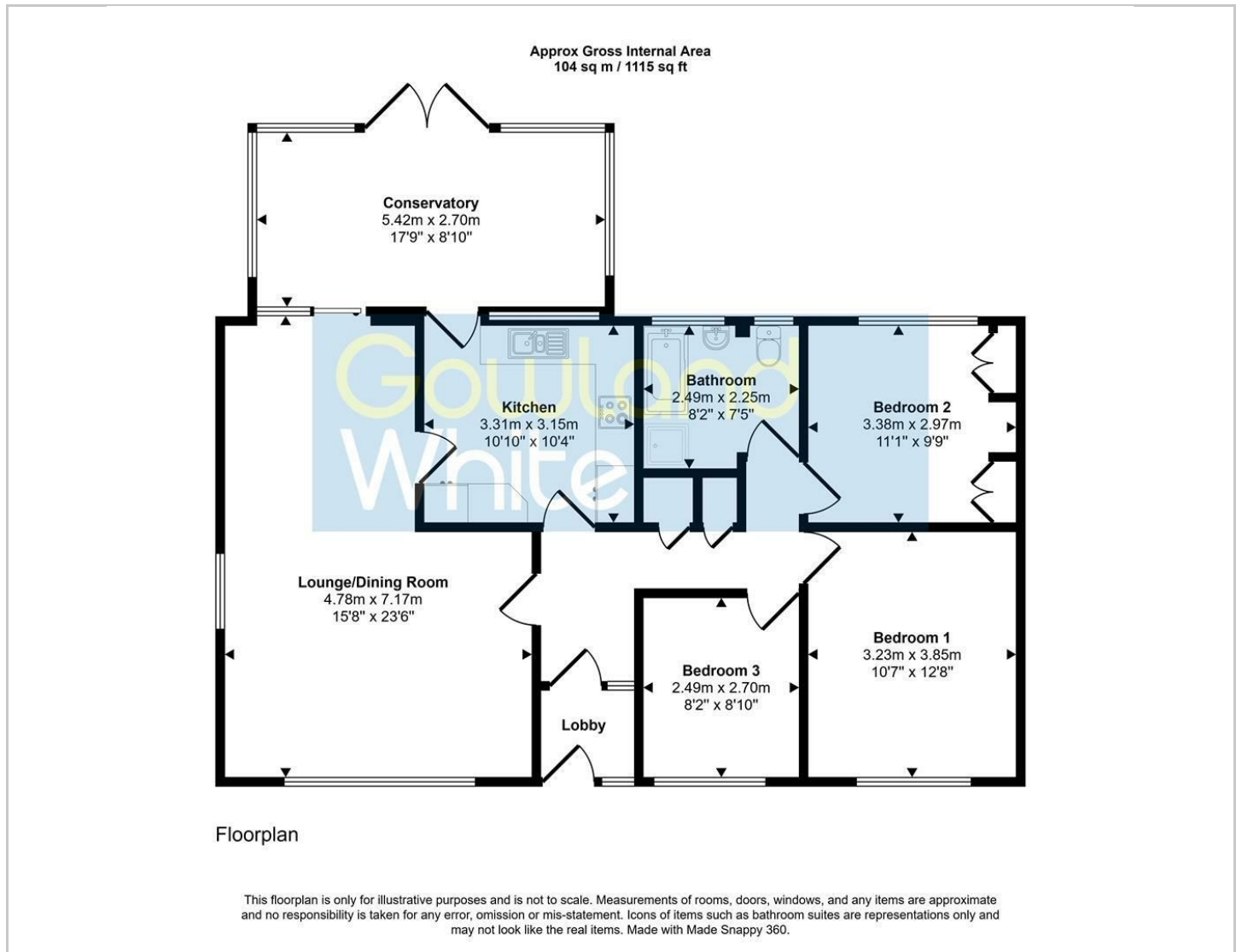
## Map



## 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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