



Debruse Avenue, Yarm, TS15 9QL  
£175,000

This superb 3 Bedroom Semi- Detached House Located in the popular Layfield Estate in the catchment area of Layfield Primary and Conyers Secondary school and walking distance to Yarm Train station. This house is finished to a high standard and will make an exceptional family home or rental investment. There is a large open plan lounge/diner with French doors to the rear garden. Modern Kitchen, 2 double bedrooms and a good size single and a contemporary family bathroom. Externally there is a long driveway providing ample off-road parking leading to a single detached garage and a lawned garden to the front. To the rear is an enclosed well-presented garden with lawn, paved patio in addition to a timber decked area. Viewings Start Saturday 21st MARCH We expect high interest so Call now to reserve your viewing to avoid disappointment.

#### Entrance Hall

#### Lounge/Diner

22' 10" x 14' 0" (6.95m x 4.26m)

#### Kitchen

8' 9" x 8' 4" (2.66m x 2.54m)

#### Bedroom 1

12' 4" x 9' 8" (3.76m x 2.94m)

#### Bedroom 2

10' 4" x 10' 1" (3.15m x 3.07m)

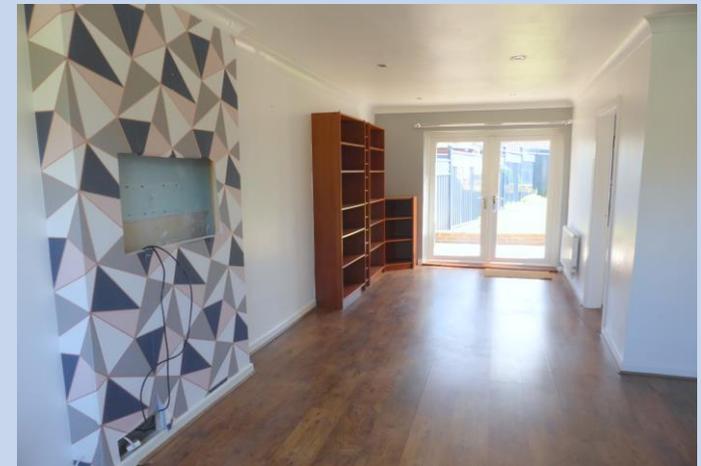
#### Bedroom 3

9' 6" x 7' 2" (2.89m x 2.18m)

#### Bathroom

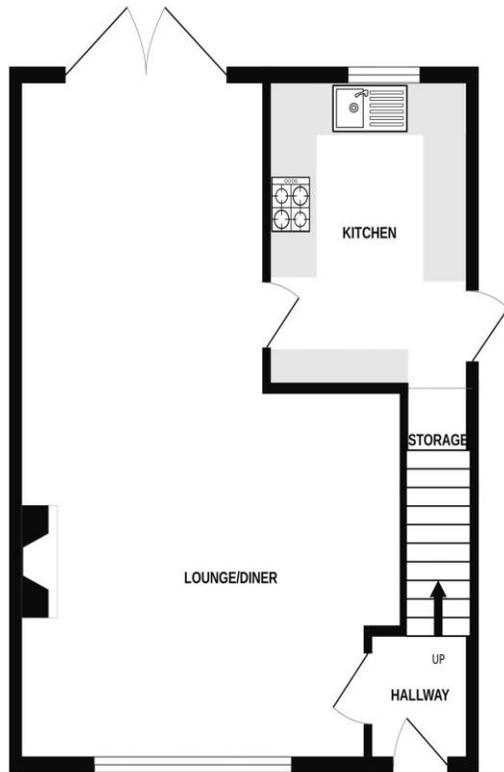
6' 6" x 5' 4" (1.98m x 1.62m)

#### Garage

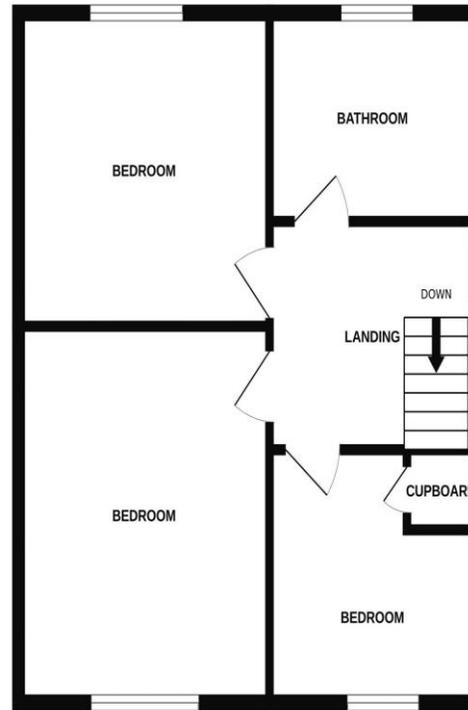




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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