GowlandWhite

Flounders Road, Yarm, TS15 9DY

UNEXPECTEDLY BACK TO MARKET

Available for sale with no onward chain, this three bedroom end terrace property is perfectly suited to first time buyers and families. The home benefits from close proximity to highly regarded schools, excellent local amenities, Yarm Railway Station, and is within walking distance of the vibrant Yarm High Street.

The accommodation briefly comprises an entrance hall leading into a comfortable lounge with fireplace and a spacious open plan kitchen/dining room to the rear, complete with white goods included in the sale and French doors opening onto the rear garden. To the first floor are three bedrooms and a shower room.

Externally, the property offers a mainly lawned rear garden with useful brick-built storage, while to the front there is a driveway providing off-road parking.

Further benefits include gas central heating, double glazing, and the advantage of being sold chain free.
Early viewing is highly recommended to appreciate the location and potential this home has to offer.

£145,000

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HALL

LOUNGE
12'11" x 12'11" (3.94m x 3.94m)

KITCHEN
19'2" x 8'11" (5.84m x 2.72m)

LANDING

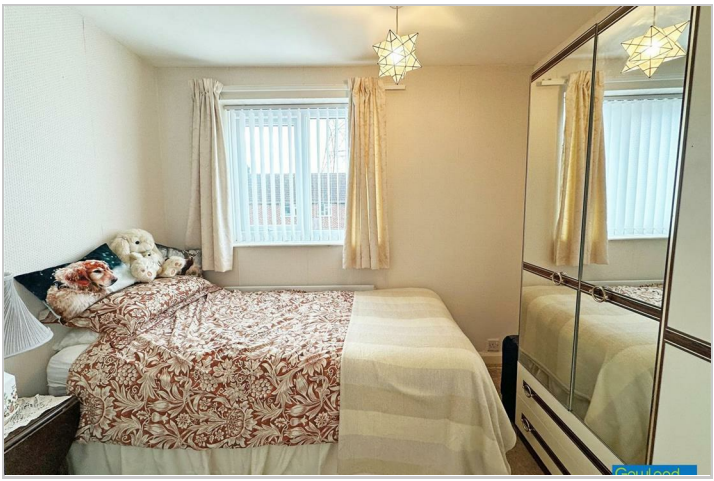
BEDROOM ONE
12'11" x 9'11" (3.94m x 3.02m)

BEDROOM TWO
10'10" x 8'11" (3.30m x 2.72m)

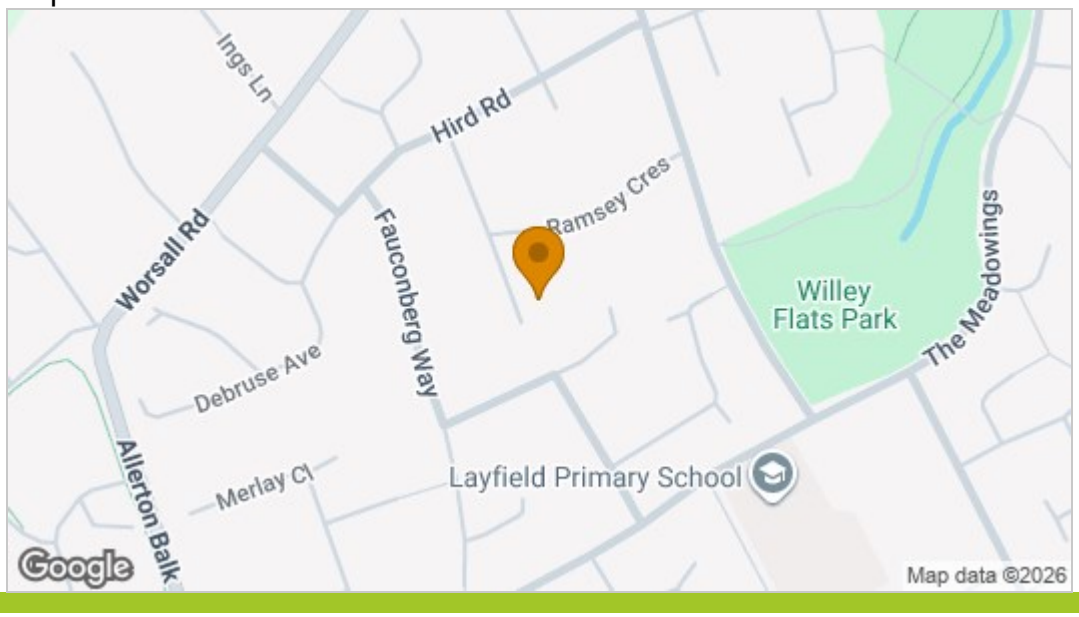
BEDROOM THREE
8'11" x 7'8" (2.72m x 2.34m)

BATHROOM
7'11" x 5'6" (2.41m x 1.68m)

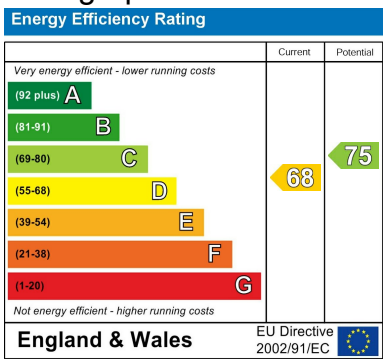
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc.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



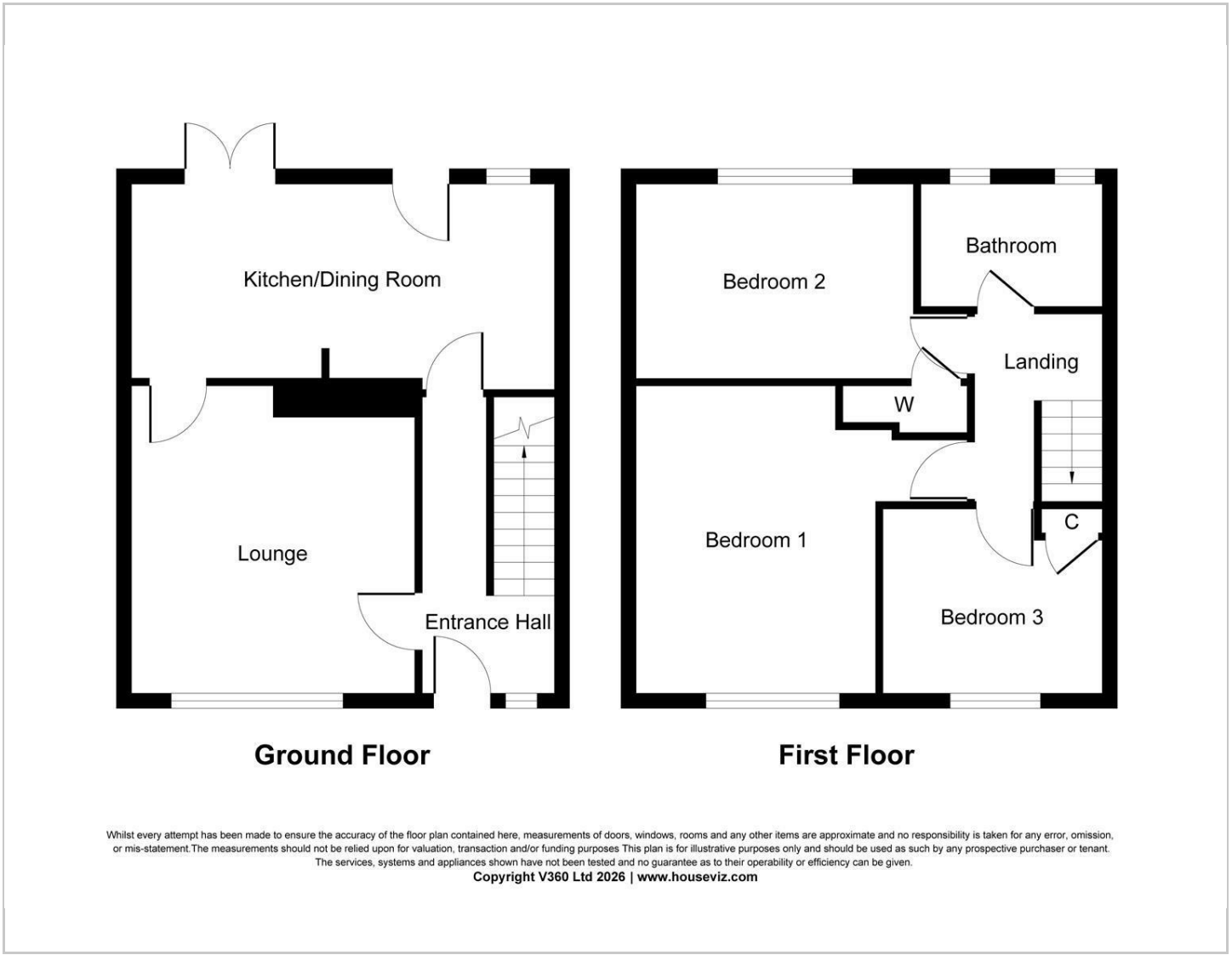
Map



EPC graph



Floor Plan



VIEWING

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

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.

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