



107 Yarm Road, Stockton-On-Tees
£160,000





107 Yarm Road

Stockton-On-Tees

NO ONWARD CHAIN! A traditional three-bedroom semi ready to modernise and make your own, with spacious lounge/diner, long rear garden, driveway and detached garage.

- NO ONWARD CHAIN
- Traditional Three-Bedroom Semi-Detached Home
- Exciting Modernisation Opportunity
- Generous Lounge/Dining Room
- Character Bay Window & Feature Fireplaces
- Kitchen with Useful Utility Lobby & New gas boiler fitted earlier this year
- Two Generous Bedrooms Plus Versatile Third
- Long Rear Garden with Excellent Potential
- Driveway Providing Off-Road Parking
- Detached Brick-Built Garage/Outbuilding

107 Yarm Road

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A Traditional Home with Space, Character & Plenty of Potential

If you're searching for a home you can truly make your own, **107 Yarm Road** offers an exciting opportunity. Offered with **no onward chain** and requiring modernisation, this traditional three-bedroom semi-detached house has the proportions, character and outside space to create a fantastic home tailored to your own taste. 107 Yarm Road

Behind its attractive red-brick frontage lies a layout with plenty of possibilities. The **generous lounge/dining room** stretches from front to rear, with a lovely bay window bringing character to the front of the room and two fireplaces providing natural focal points. There is ample space to create distinct areas for relaxing and dining – somewhere for quiet evenings on the sofa as easily as Sunday lunch with the family.

The **kitchen** sits towards the rear of the house and, while ready for updating, gives the next owner the opportunity to redesign the space around their own lifestyle. Beyond is a useful **utility lobby with access to the garden**, adding everyday practicality.

Upstairs, the traditional layout continues with **three bedrooms and a family bathroom**. The two larger bedrooms offer comfortable proportions, while the third would work equally well as a child's bedroom, nursery or dedicated home office.

For anyone with a vision for renovation, it's the outside space that adds another dimension. The photographs show a **long rear garden**, providing plenty of room to create something special – perhaps a landscaped family garden, entertaining terrace, vegetable beds or simply a generous lawn for children and pets to enjoy.



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There is also a particularly useful **detached brick-built garage/outbuilding**, while the side driveway provides off-road parking and access towards the rear.

This isn't a house pretending to be finished. **It needs modernisation, and that is precisely where the opportunity lies.** Rather than paying a premium for somebody else's choices, buyers have the chance to update, restyle and gradually transform a traditional property into a home that reflects the way they want to live.

And with **no onward chain**, there's no seller-side chain above the property to complicate the move.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

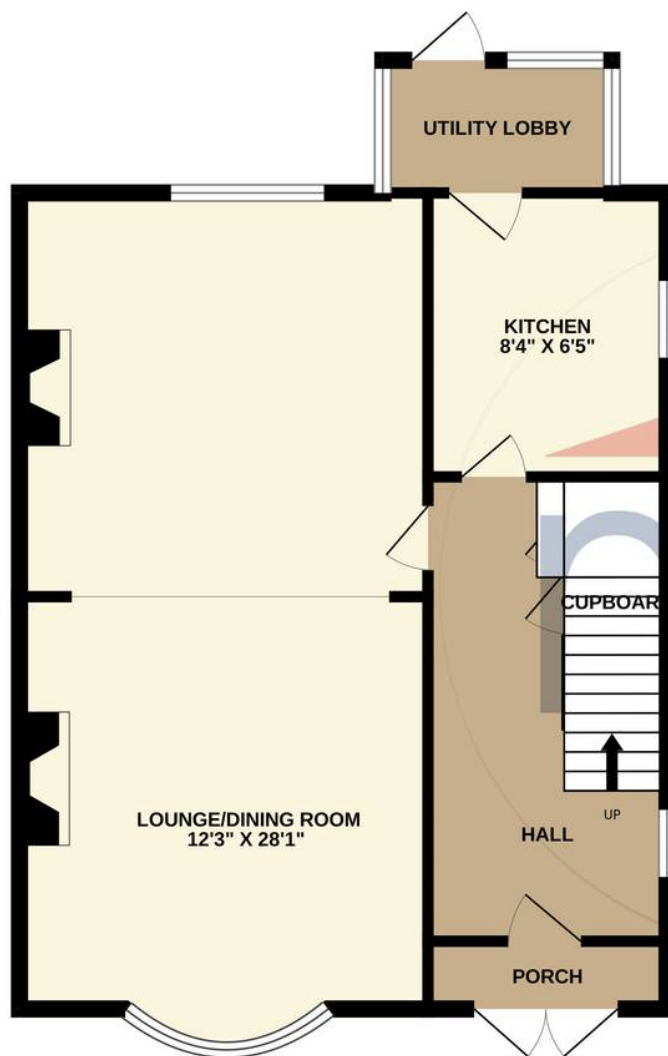
AGENTS REF:

LJ/LS/25092026





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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

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