



Gowland

## Darcy Close, Yarm, TS15 9TA

Exceptionally situated in a popular and highly convenient part of Yarm, this three bedroom detached bungalow, offered for sale with no onward chain, occupies a private plot with gardens to the front and rear. Offering excellent access to local shops, bus routes, road links and Yarm train station, the bhome provides both comfort and practicality.

The accommodation is located in a cul de sac and begins with a welcoming porch that opens into a good size lounge, leading through to a well equipped kitchen complete with an integrated oven and hob, along with side access to the driveway, carport, and garage. An inner hall connects to the shower room and three bedrooms, two of which feature built-in wardrobes, allowing for flexible use of space to suit downsizers, couples, or small families.

Additional benefits include gas central heating, double glazing, a mostly boarded loft, and a long resin driveway complemented by a carport and detached garage. The private gardens provide a peaceful setting, ideal for relaxation or outdoor enjoyment.

There is scope to extend this property front & rear (subject to the necessary planning permissions).

Asking Price £199,999



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PORCH

HALL

LOUNGE

16'6" x 13'6" (5.03m x 4.11m)

KITCHEN

11'2" x 7'6" (3.40m x 2.29m)

INNER HALL

BEDROOM ONE

13' x 8'9" (3.96m x 2.67m)

BEDROOM TWO

10'1" x 8'10" (3.07m x 2.69m)

BEDROOM THREE

10'1" x 6'1" (3.07m x 1.85m)

SHOWER ROOM

6'4" x 5'5" (1.93m x 1.65m)

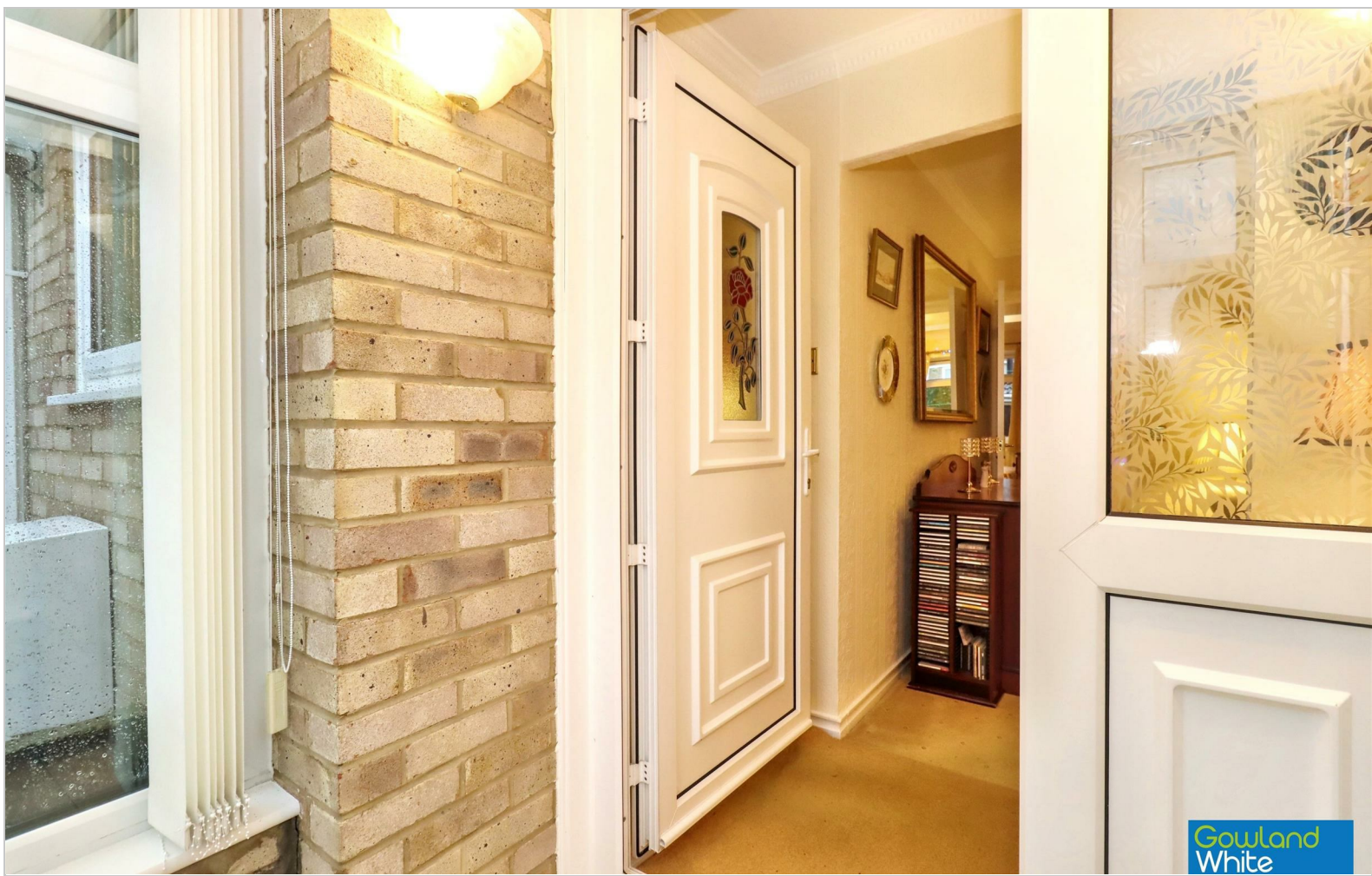
## AML PROCEDURE

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.



Tel: 01642 248248





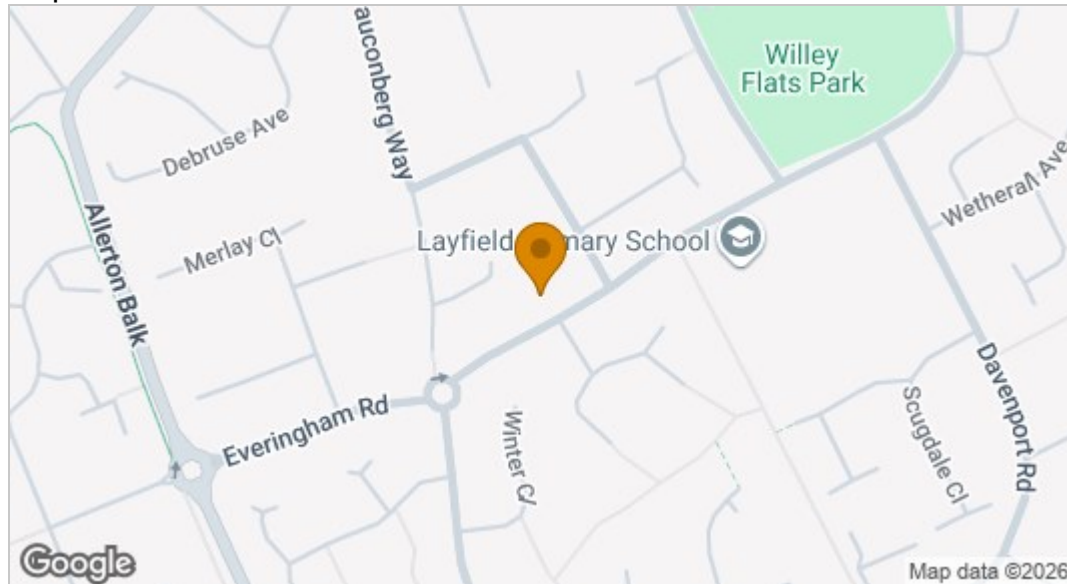
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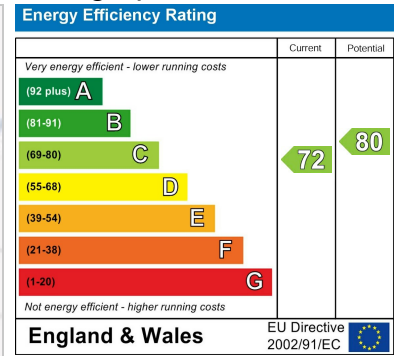
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<https://www.gowlandwhite.co.uk/>

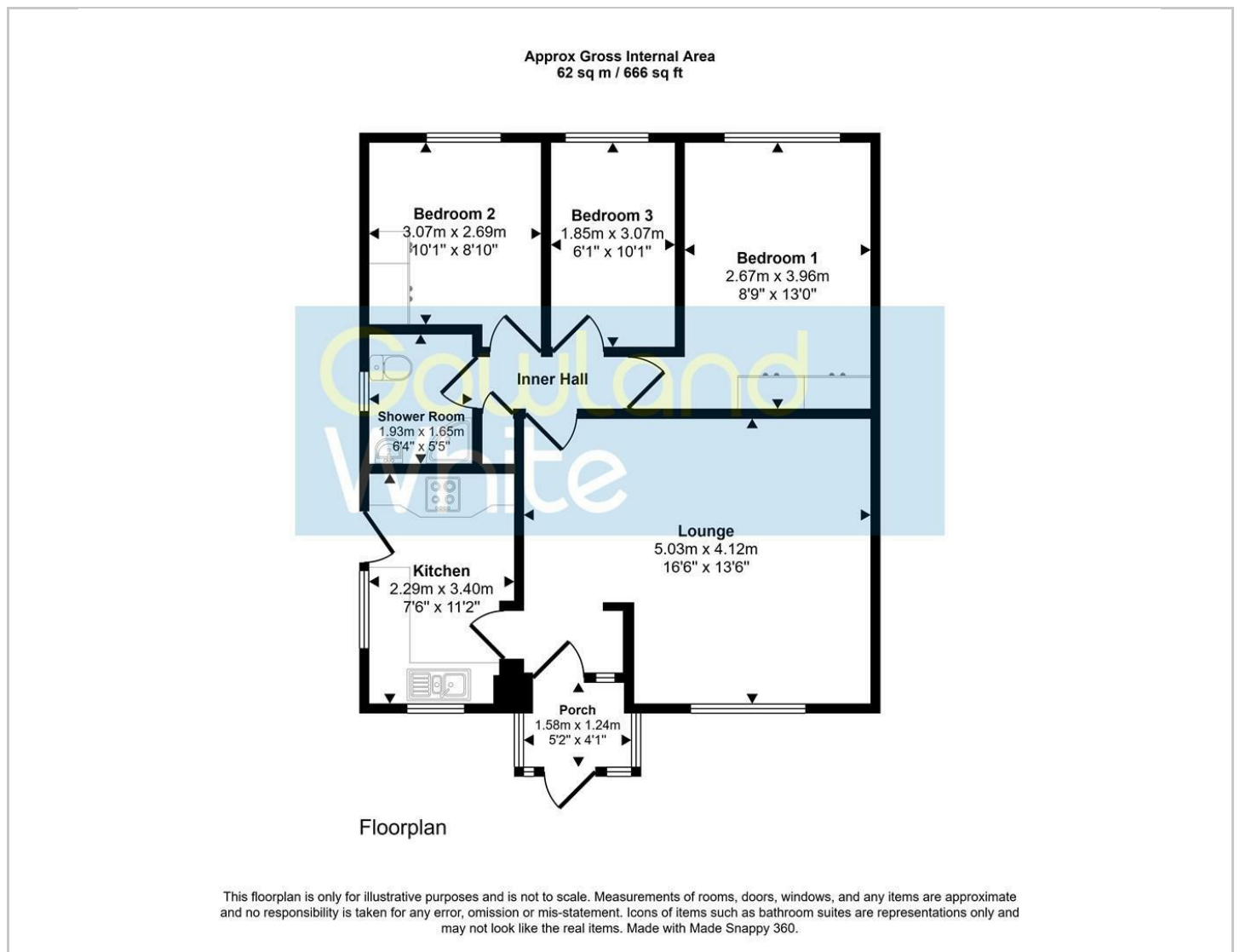
## Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.