



## Blackfriars, Yarm, TS15 9HG

This extended four bedroom link-detached home is situated on the ever popular Spitalfields development, just a short stroll from the vibrant Yarm High Street with its boutique shops, cafés, bars and riverside walks. Offering spacious accommodation, the property is ideal for family living and benefits from gas central heating operated via a Hive system, double glazing throughout and a fitted security alarm for added peace of mind.

The welcoming hallway leads into a generous lounge and dining area, creating a comfortable space for both relaxing and entertaining. The kitchen is well equipped with a range of units and includes all appliances, with French doors opening through to the rear garden. The garden room provides bright airy additional seating or family space with French doors and Velux roof lights.

To the first floor there is a modern family bathroom fitted with a power shower over the bath and three good size bedrooms. Bedroom one currently enjoys access to an ensuite and dressing area, which was originally the fourth bedroom and could easily be reinstated to create a separate fourth bedroom if required, offering flexibility to suit a growing family or those working from home.

Externally, the property features a lawned front garden with a gravelled driveway providing parking for two vehicles. A carport leads through to the garage, while the rear garden is mainly laid to lawn with attractive gravelled seating areas, offering a pleasant and private space to relax and unwind. This is a fantastic opportunity to acquire a well located and adaptable family home in one of Yarm's most sought after residential areas.

£330,000





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## HALL

## LOUNGE/DINING ROOM

20'6" x 13'10" (6.25m x 4.22m)

## KITCHEN

12'3" x 11'3" (3.73m x 3.43m)

## GARDEN ROOM

14'10" x 7'11" (4.52m x 2.41m)

## LANDING

## BEDROOM ONE

16'1" x 11'3" (4.90m x 3.43m)

## BEDROOM TWO

13'9" x 8'10" (4.19m x 2.69m)

## BEDROOM THREE

9'6" x 8'10" (2.90m x 2.69m)

## DRESSING ROOM/BATHROOM

11'3" x 9'4" (3.43m x 2.84m)

## BATHROOM

8'9" x 5'5" (2.67m x 1.65m )

## AML PROCEDURE

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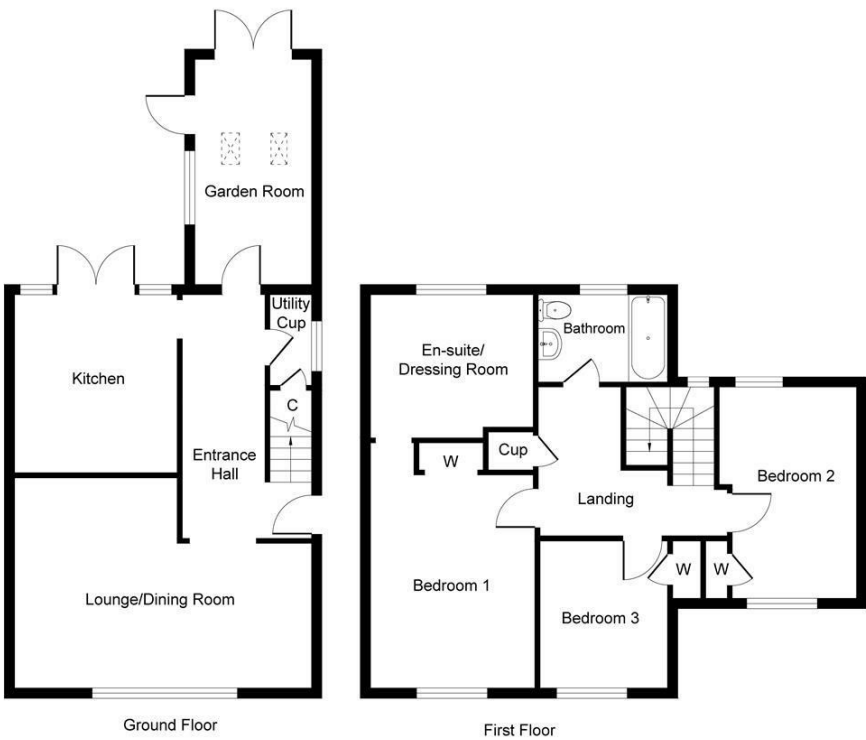






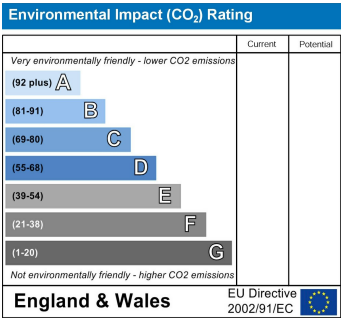
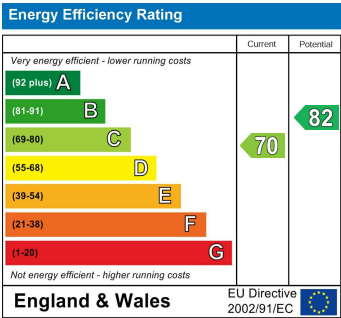


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