

## Low Church Wynd, Yarm, TS15 9BA

Located just off Yarm High Street, this well presented four bedroom home has been extended and thoughtfully reconfigured. It offers generous space, modern upgrades and a large, landscaped, fairly private garden with views of the viaduct.

Thoughtfully reconfigured, the ground floor now provides a hall, bright kitchen with oak worktops, integrated dishwasher, hob, double oven and fridge/freezer, the dining area is filled with natural light thanks to a roof lantern and bifold doors. A utility room and contemporary shower room with walk in shower add practicality and a versatile ground floor bedroom with direct garden access make this level ideal for guests, multi generational living or a home workspace. On the first floor, there is a spacious, light filled L-shaped lounge that wraps around the landing, offering elevated views over the garden and green spaces beyond. A WC completes this level. Upstairs, three further bedrooms offer comfortable proportions, two featuring fitted wardrobes, and one currently used as a dressing room. A modern shower room serves this floor, making the layout ideal for busy households.

Outside, the South facing rear garden has been professionally landscaped to create a low maintenance space, with artificial lawn, planted borders, olive trees and two patio areas perfect for relaxing or entertaining. To the front of the property is an integrated carport providing off street parking for 1 vehicle.

Beautifully maintained and set in a highly sought after central Yarm location, this is a rare opportunity to secure a spacious home that blends convenience, flexibility and charm.

Offers Over £350,000



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HALLWAY

KITCHEN

11'7" x 11' (3.53m x 3.35m)

DINING ROOM

11'7" x 9'11" (3.53m x 3.02m)

UTILITY ROOM

10'10" x 4'11" (3.30m x 1.50m)

SHOWER ROOM

7'3" x 6'9" (2.21m x 2.06m)

BEDROOM THREE

10' x 8'7" (3.05m x 2.62m)

LANDING

WC

8'11" x 3'7" (2.72m x 1.09m)

LOUNGE

22'11" x 11'7" x 21' (6.99m x 3.53m x 6.40m)

LANDING

BEDROOM ONE

11'8" x 11'4" (3.56m x 3.45m)

BEDROOM TWO

11'8" x 11'2" (3.56m x 3.40m)

BEDROOM FOUR

9' x 7'7" (2.74m x 2.31m)

SHOWER ROOM

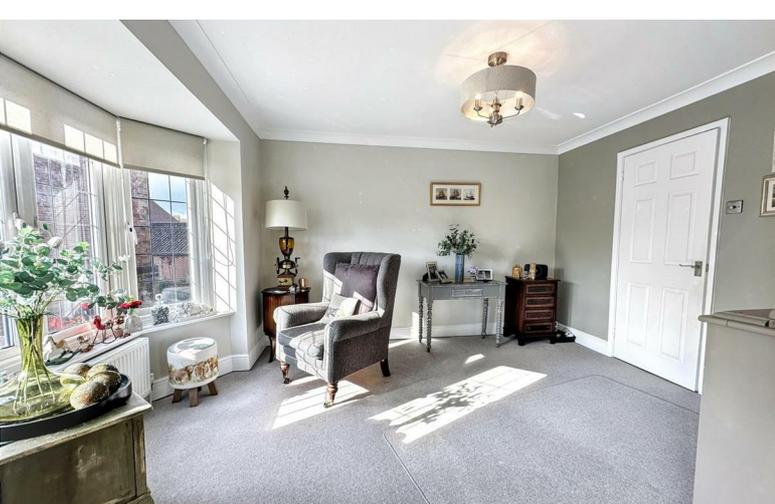
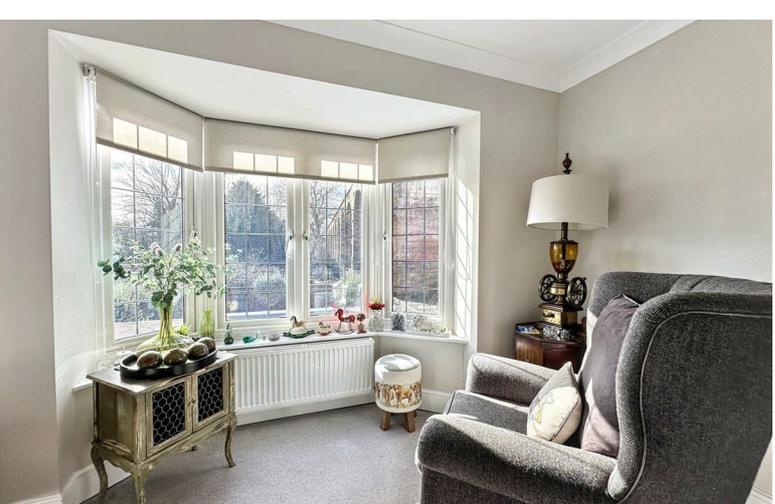
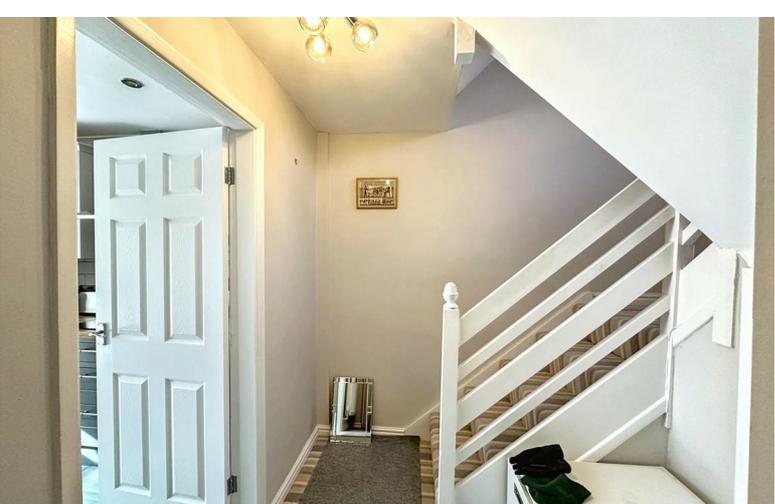
8'3" x 5'7" (2.51m x 1.70m)

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.



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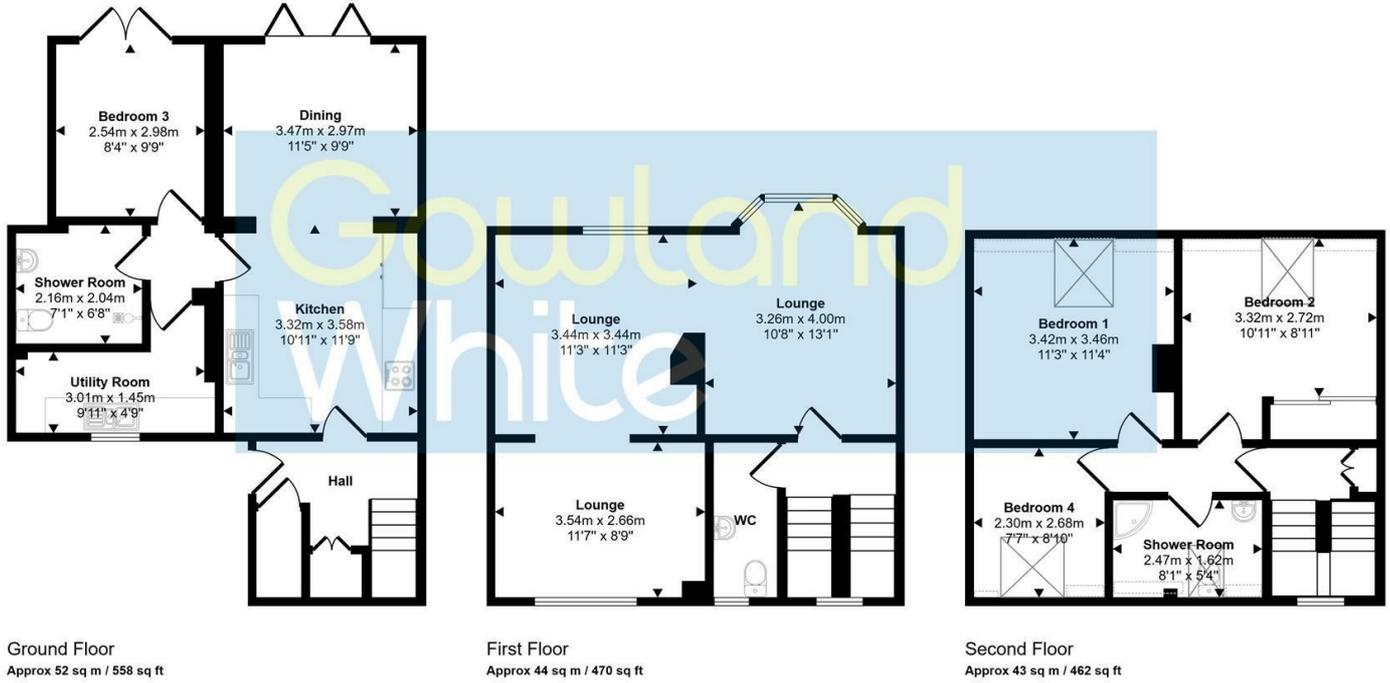
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Approx Gross Internal Area  
138 sq m / 1490 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## VIEWING

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

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