GowlandWhite









71 Limpton Gate

, Yarm, TS15 9JA

This four double bedroom mid-terrace home enjoys a superb position in the Spitalfields area of Yarm, placing you within easy reach of excellent primary and secondary schooling, Yarm Medical Centre, Yarm Rail Station and the vibrant high street. It offers generous family accommodation with a layout designed for modern living.

A hall leads to a cloakroom/WC and into the open plan rear lounge and dining room, a bright and welcoming space with French doors opening directly onto the west facing garden. This flows naturally into the kitchen/breakfast room, fitted with a gas hob, microwave and oven, creating an ideal space for everyday family life and entertaining.

The first floor provides four double bedrooms, two of which feature fitted wardrobes, all served by a family bathroom with a shower over the bath. The home benefits from uPVC double glazing and gas central heating via a Worcester boiler that comes with a guarantee until 2034.

Externally, the property offers a driveway to the front leading to the integral garage. The rear garden is enclosed with lawn, decking and a gravelled patio area, all enjoying a sunny south-west facing aspect.

Asking Price £275,000

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, Yarm, TS15 9JA

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- MID-TERRACE FAMILY HOME
- FOUR DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM TO REAR
- GROUND FLOOR WC
- GARAGE AND DRIVEWAY FOR TWO CARS
- SOUTH-WEST FACING REAR GARDEN
- POPULAR YARM LOCATION

HALL

W/C
7'4" x 2'11" (2.24m x 0.89m)

KITCHEN / BREAKFAST ROOM
18'0" x 8'9" (5.49m x 2.67m)

LOUNGE / DINING ROOM
23'2" x 11'2" (7.06m x 3.40m)

LANDING

BEDROOM ONE
11'9" x 11'6" (3.58m x 3.51m)

BEDROOM TWO
10'1" x 11'9" (3.07m x 3.58m)

BEDROOM THREE
11'1" x 10'10" (3.38m x 3.30m)

BEDROOM FOUR
11'2" x 10'7" (3.40m x 3.23m)

BATHROOM
6'3" x 6'10" (1.91m x 2.08m)

AML PROCEDURE



Directions











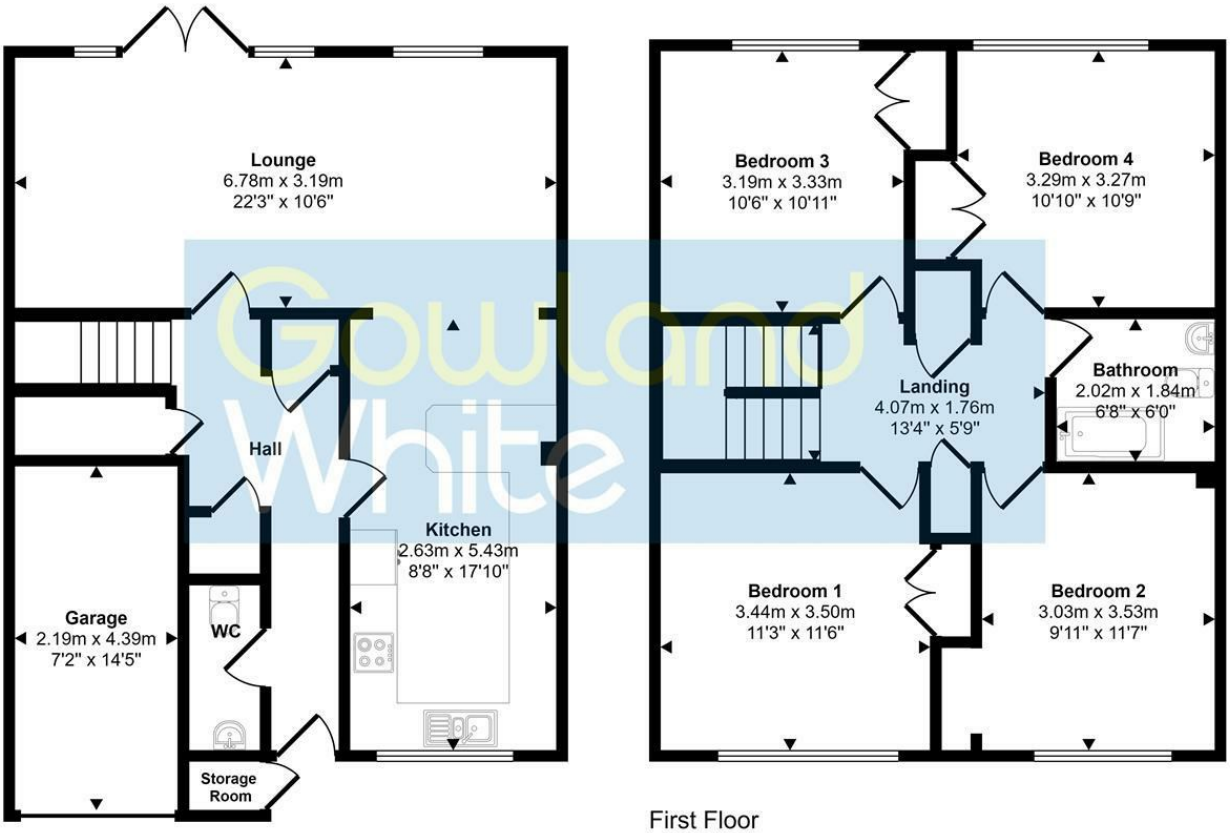






Floor Plan

Approx Gross Internal Area
127 sq m / 1363 sq ft

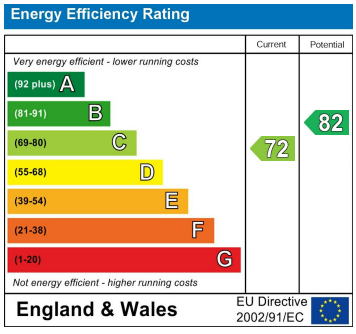


Ground Floor
Approx 63 sq m / 677 sq ft

First Floor
Approx 64 sq m / 686 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.

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