



## 38 Nursery Gardens

, Yarm, TS15 9UY

Offers In The Region Of £157,500



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## Entrance

4'0" × 4'0" (1.24m × 1.22m)

Enter through a uPVC door to the entrance, which leads to the living room.

## Living Room

14'2" × 12'9" (4.32m × 3.89m)

Retreat to this spacious living room, where comfort meets style. The soothing grey walls create a calming backdrop for life's quiet moments, while the elegant fireplace serves as both a cosy focal point and a gathering spot on chilly evenings. Large front-facing windows welcome natural light, making this the kind of room that beckons you to kick off your shoes, sink into your favourite spot, and let the day melt away.

## Kitchen

6'11" × 12'8" (2.12 × 3.87)

Step into a sleek, contemporary kitchen where high-gloss white cabinets catch the light at every angle. Elegant marble-effect countertops sweep across both wall-mounted and base units, creating the perfect stage for your culinary adventures. There's a dedicated space for your cooker, and the practical lino flooring means you won't have to stress about those inevitable cooking spills. A radiator keeps the space cosy year-round.

## Sunroom

12'2" × 10'11" (3.71 × 3.35)

The sunroom stretches out like a glass-wrapped sanctuary, where walls of windows rise from floor to ceiling, inviting streams of natural light to dance across the tiles below.

## Bathroom

4'10" × 9'7" (1.48 × 2.93)

Step into a sleek bathroom where gleaming white fixtures catch the eye. A versatile shower-bath combo anchors the space, while floor-to-ceiling tiles add a touch of modern elegance. And because life's little necessities need a home too, there's a handy storage cupboard to keep everything neat and tidy.

## Master Bedroom

8'5" × 12'7" (2.59 × 3.86)

Sunlight streams through the window of the master bedroom, which sits at the front of the house like a welcoming retreat. There's enough room to stretch out here – you could fit a king-size bed and still have space for that vintage dresser you've been eyeing. The carpet feels great underfoot, and the radiator keeps things cosy when winter rolls around.

## Bedroom Two

6'11" × 12'8" (2.12 × 3.87)

Tucked away at the back of the house, you'll find a versatile room that's currently set up as a home office but could easily transform into a cosy second bedroom. There's plenty of space for a double bed and your furniture, plus a clever built-in cupboard that doubles as the boiler's home base.

## Rear Garden

Behind the house, you'll find a cosy slice of outdoor space – a practical gravel parking spot nestled alongside a patch of green that's perfect for a morning coffee or an evening breeze.

## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple  
Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

### How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

#### Identification

- Valid passport or driving licence.

#### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

#### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this

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for you.

#### Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

#### Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

#### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

#### Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.

• Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

• We reserve the right to amend or withdraw this property from the market at any time without notice.

• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

• By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

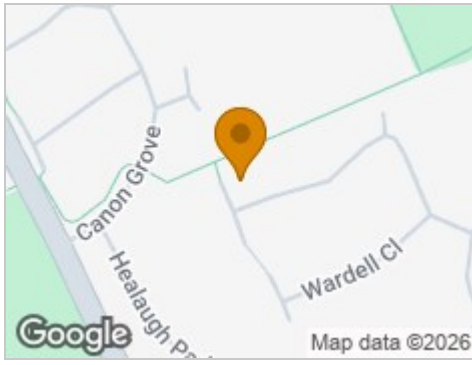
• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.



## Road Map



## Hybrid Map



## Terrain Map



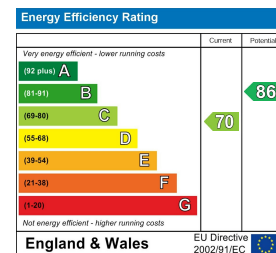
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.