



Davenport Road, Yarm, TS15 9TN

Located on a sought after development in Yarm, this extended four bedroom detached home offers a fantastic opportunity for buyers looking to personalise a property to their own taste. The house is offered for sale with the advantage of no onward chain, making it an ideal choice for those seeking a straightforward purchase.

The accommodation to the ground floor provides a spacious lounge and dining area, the adjoining kitchen is fitted with a range of units to include an induction hob, microwave, oven and dishwasher. A separate utility room adds convenience, along with a ground floor WC.

Upstairs, the property offers four bedrooms all with new carpets, three of which feature fitted wardrobes. The master bedroom benefits from its own shower room with WC, while the remaining bedrooms are served by a centrally located bathroom, complete with a white suite.

Externally, the property enjoys a front garden along with a driveway offering off-street parking. To the rear, there is a south west facing garden that could be developed into a pleasant outdoor space.

This home is well placed for access to local schools, shops, and transport links, making it a convenient choice for families and commuters alike.

This property represents an exciting prospect to create a modern family home in a highly desirable location. Early viewing is recommended to appreciate the potential on offer.

Offers Over £260,000



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HALL

LOUNGE/DINING ROOM
27'3" x 11'5" (8.31m x 3.48m)

SUN ROOM

KITCHEN
10'8" x 8'10" (3.25m x 2.69m)

UTILITY ROOM
9'9" x 8'4" (2.97m x 2.54m)

DOWNSTAIRS WC
4'3" x 3'10" (1.30m x 1.17m)

LANDING

BEDROOM ONE
20'9" x 8'3" (6.32m x 2.51m)

ENSUITE
5'6" x 2'8" (1.68m x 0.81m)

BEDROOM TWO
12'10" x 9'10" (3.91m x 3.00m)

BEDROOM THREE
9'10" x 9'5" (3.00m x 2.87m)

BEDROOM FOUR
9'11" x 7'8" (3.02m x 2.34m)

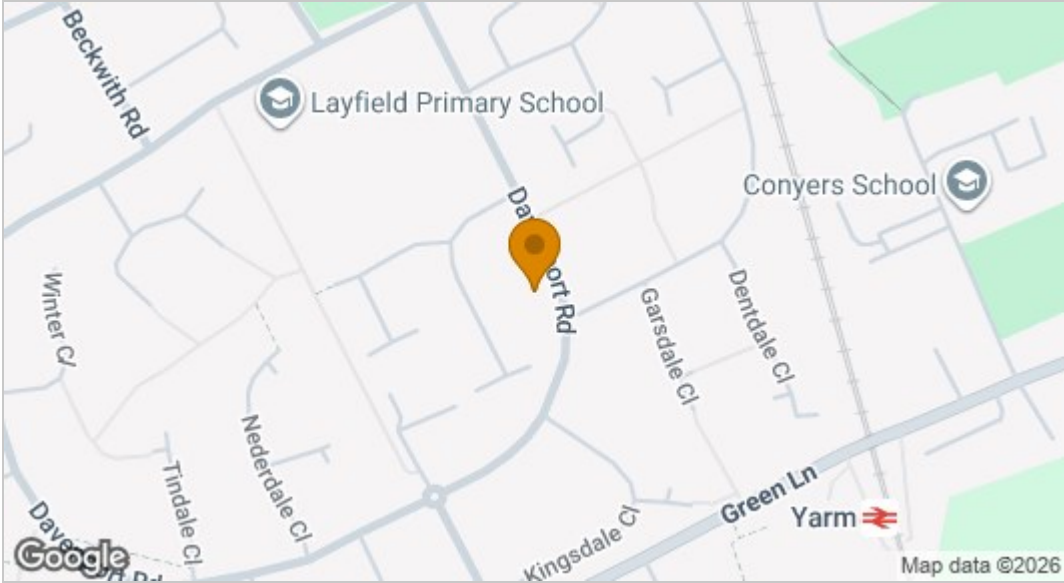
BATHROOM
7'8" x 5'6" (2.34m x 1.68m)

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.

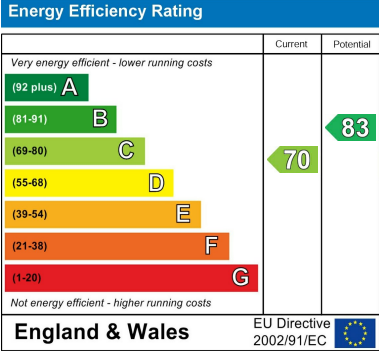




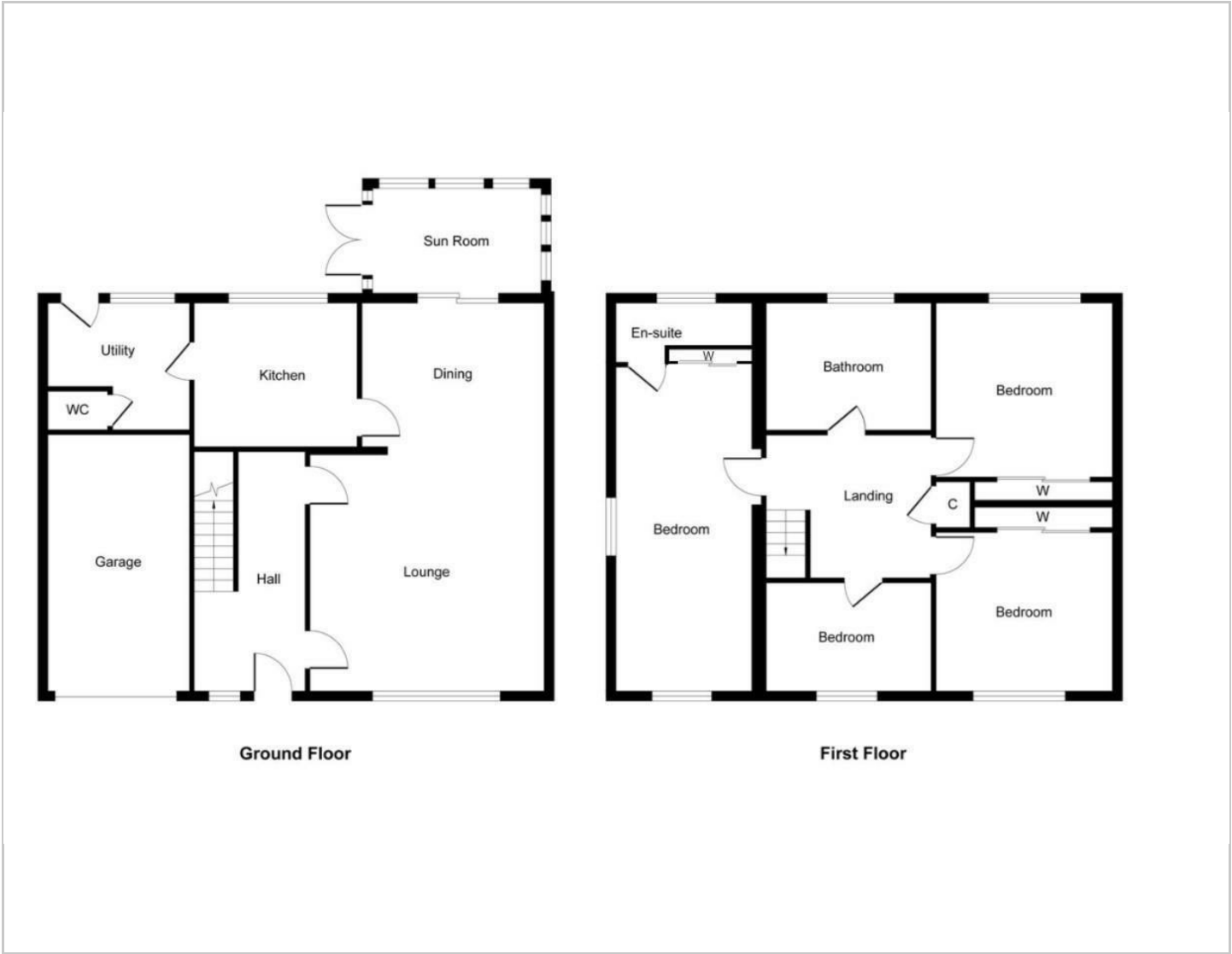
Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.