



## Fairmead, Yarm, TS15 9QP

Located on the ever popular Layfield Estate, this detached family home offers generous living space in a highly sought after part of Yarm. The property is ideally positioned within walking distance of Yarm High Street, which has a fantastic selection of independent cafés, restaurants, bars, and shops. It's also within catchment for highly regarded primary and secondary schools, making it an ideal family home. While the property would benefit from a degree of updating, it presents an excellent opportunity for buyers to put their own stamp on a home in a prime location.

The accommodation is gas centrally heated, features a Hive smart system, and benefits from double glazing C and leased solar panels for enhanced energy efficiency. The entrance hallway includes a large bow window and a spacious storage cupboard, leading into a kitchen/breakfast room with fitted units and a breakfast bar. The lounge flows through to the dining area with French doors that open onto the rear garden, creating a bright and versatile living space. From the kitchen, a rear hall gives access to a utility room and the integral garage.

Upstairs, the property offers four well proportioned bedrooms and a large family bathroom with both a separate bath and shower. Outside, the rear garden is mostly laid to lawn and enjoys a good level of privacy, while the front offers lawn and driveway parking to the side of the garage.

With no onward chain, this property presents a superb opportunity for buyers seeking a spacious, well-located home in Yarm.

We have been advised that the garage floor needs replacing.

**£220,000**



HALL

KITCHEN

21'7" x 8'5" (6.58m x 2.57m)

LOUNGE

15'10" x 13'1" (4.83m x 3.99m)

DINING ROOM

14'1" x 9'8" (4.29m x 2.95m )

INNER HALL

UTILITY

8'5" x 6' (2.57m x 1.83m)

LANDING

BEDROOM ONE

11'5" x 10'6" (3.48m x 3.20m)

BEDROOM TWO

10'1" x 9' (3.07m x 2.74m)

BEDROOM THREE

9'8" x 8'7" (2.95m x 2.62m)

BEDROOM FOUR

7'2" x 6'6" (2.18m x 1.98m)

BATHROOM

11'6" x 9'3" (3.51m x 2.82m)

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.



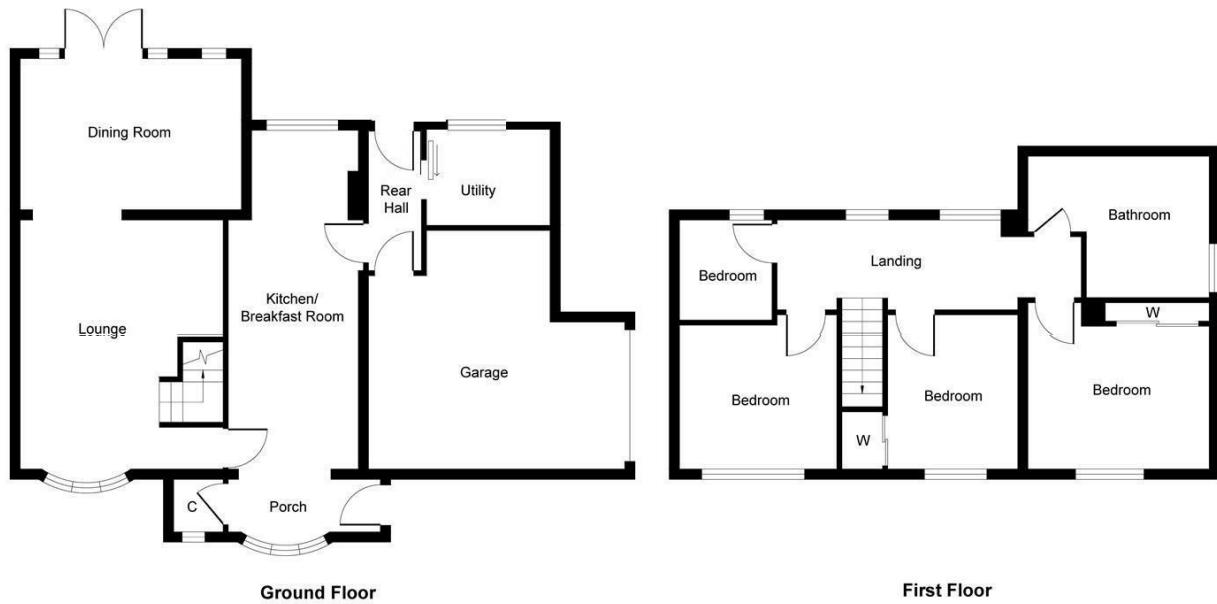
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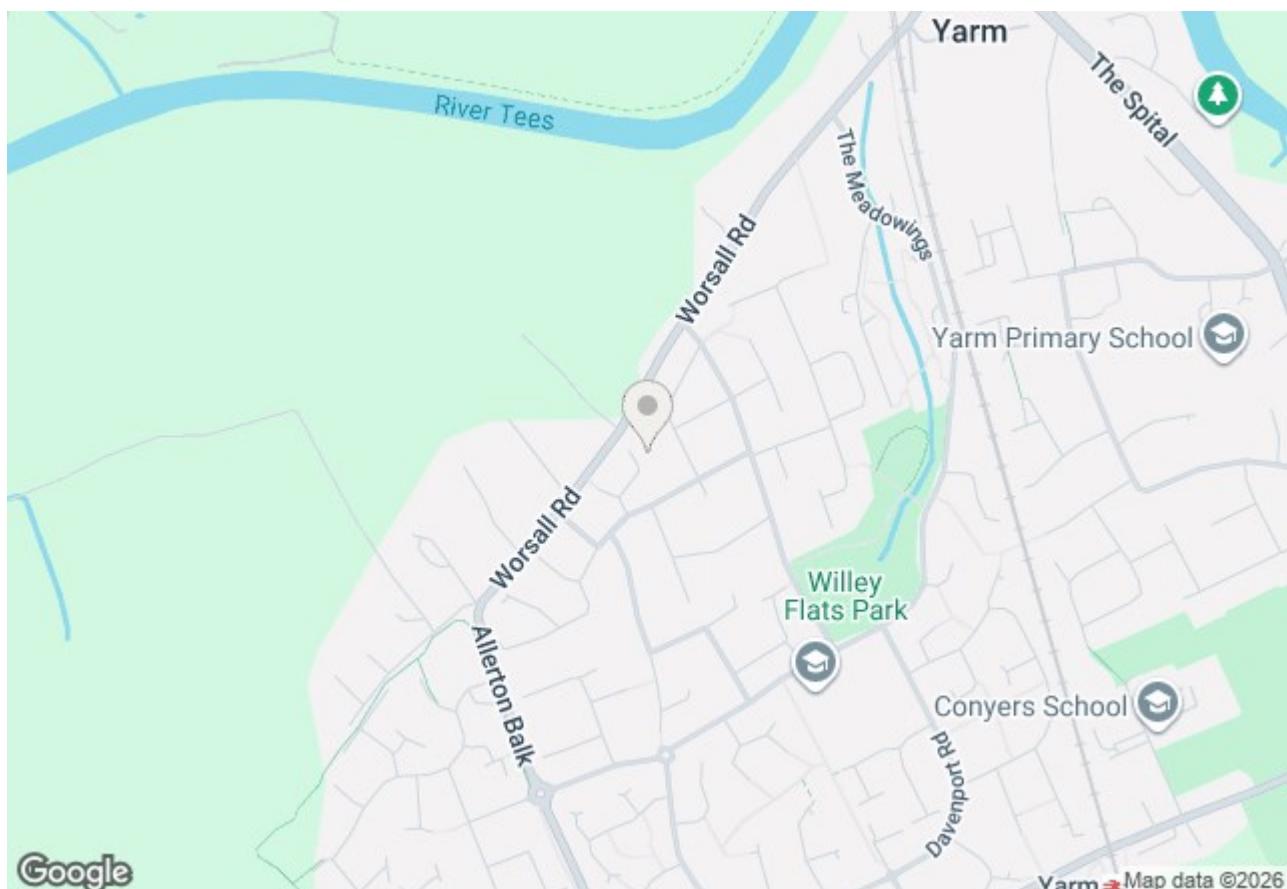


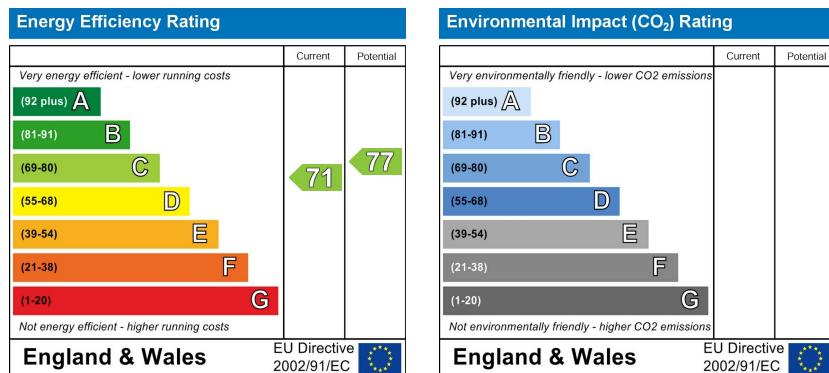
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#### VIEWING

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

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