

**Debruse Avenue, Yarm, TS15 9QW**
**3 Bed - Bungalow - Semi Detached**
**Offers In Excess Of £190,000**

**Council Tax Band: C**
**EPC Rating:**
**Tenure: Freehold**

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# Debruse Avenue, TS15 9QW

Situated in the highly desirable area of Yarm, this attractive and well-proportioned three-bedroom semi-detached bungalow occupies a wonderful larger-than-average corner plot and offers spacious, versatile accommodation both inside and out.

Upon entering, you are welcomed by an entrance porch leading into a gorgeous, spacious lounge, beautifully enhanced by a contemporary feature media wall and electric fireplace, creating a stylish yet comfortable space to relax and entertain.

To the rear, a separate dining room provides excellent flexibility and is currently utilised as an additional bedroom. This leads through to a cosy conservatory, where you can enjoy lovely views over the established garden.

The property further benefits from three well-proportioned bedrooms, a stunning modern shower room and a fitted kitchen, which conveniently provides internal access into the integral garage.

Externally, the property really comes into its own, occupying a generous wraparound corner plot. A driveway provides off-road parking for two vehicles and leads to the integral garage, while the impressive gardens are predominantly laid to lawn and complemented by an attractive variety of established greenery, mature trees and plants, creating a lovely outdoor space to enjoy throughout the seasons.

The location is another major highlight. Debruse Avenue is ideally positioned within easy reach of local schools, shops and everyday amenities, with the charming and popular Yarm High Street just a short stroll away, offering an excellent selection of independent shops, cafés, restaurants and bars. Commuters will also appreciate the excellent transport connections to the A19, A66 and A174.

Offering spacious and versatile accommodation, a fantastic corner plot, integral garage and a highly sought-after Yarm location, this lovely bungalow presents an excellent opportunity for a variety of buyers, including those looking to downsize without compromising on space.



























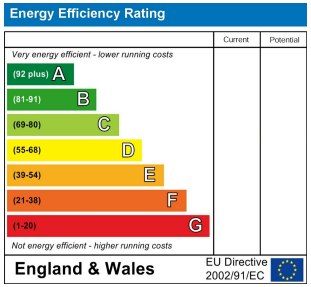


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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