



## Enterpen Close, Yarm, TS15 9RT

Offered with no onward chain, this three bedroom semi-detached house with conservatory and garage is ideally positioned in a cul-de-sac within the highly sought after town of Yarm. The accommodation begins with an entrance hall leading to a lounge and a kitchen/dining room to the rear. The kitchen features a range of fitted units and provides space for a cooker and fridge/freezer, while the adjoining conservatory benefits from French doors opening onto the rear garden, creating a bright and versatile additional space. A useful utility room offers further space for laundry facilities.

To the first floor are three well proportioned bedrooms and a family bathroom fitted with a shower over the bath. The property is warmed by Hive programmable smart gas central heating, with the vendor advising that the boiler and radiators were replaced in 2022 and benefits from the remainder of a 10 year manufacturers warranty.

Externally, the front of the property offers a driveway leading to a link attached garage, complete with a convenient EV charger. A low maintenance gravel garden provides additional off-road parking. The rear garden features a patio, a small decked seating area and a lawn, offering an enjoyable outdoor space.

Situated in a popular Yarm location, the property is close to well regarded schools, local shops, Yarm Medical Centre and Yarm Train Station. It also enjoys easy access to Yarm's vibrant High Street, renowned for its selection of bars, restaurants and cafés, as well as scenic riverside walks.

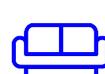
£220,000



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## HALL

## LOUNGE

14'6" x 13'10" (4.42m x 4.22m)

## KITCHEN/DINING ROOM

14'7" x 10'4" (4.45m x 3.15m)

## CONSERVATORY

12'2" x 9'10" (3.71m x 3.00m)

## UTILITY CUPBOARD

8'1" x 4'3" (2.46m x 1.30m)

## LANDING

## BEDROOM ONE

13'8" x 8'5" (4.17m x 2.57m )

## BEDROOM TWO

9'2" x 8'2" (2.79m x 2.49m)

## BEDROOM THREE

8'5" x 5'11" (2.57m x 1.80m)

## BATHROOM

6'1" x 6' (1.85m x 1.83m)

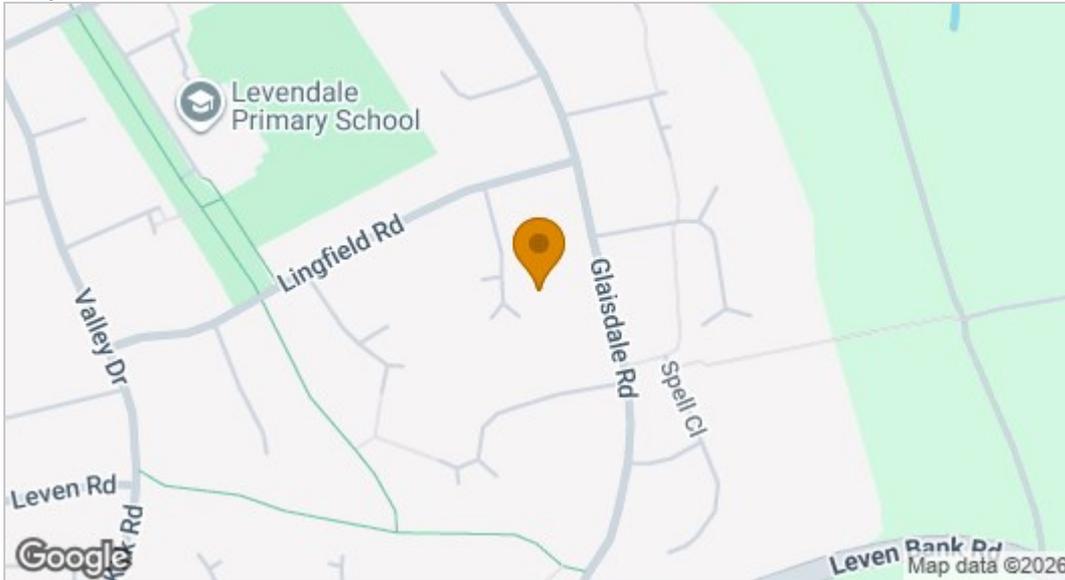
## AML PROCEDURE

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.

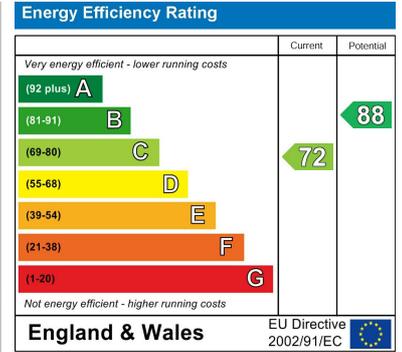




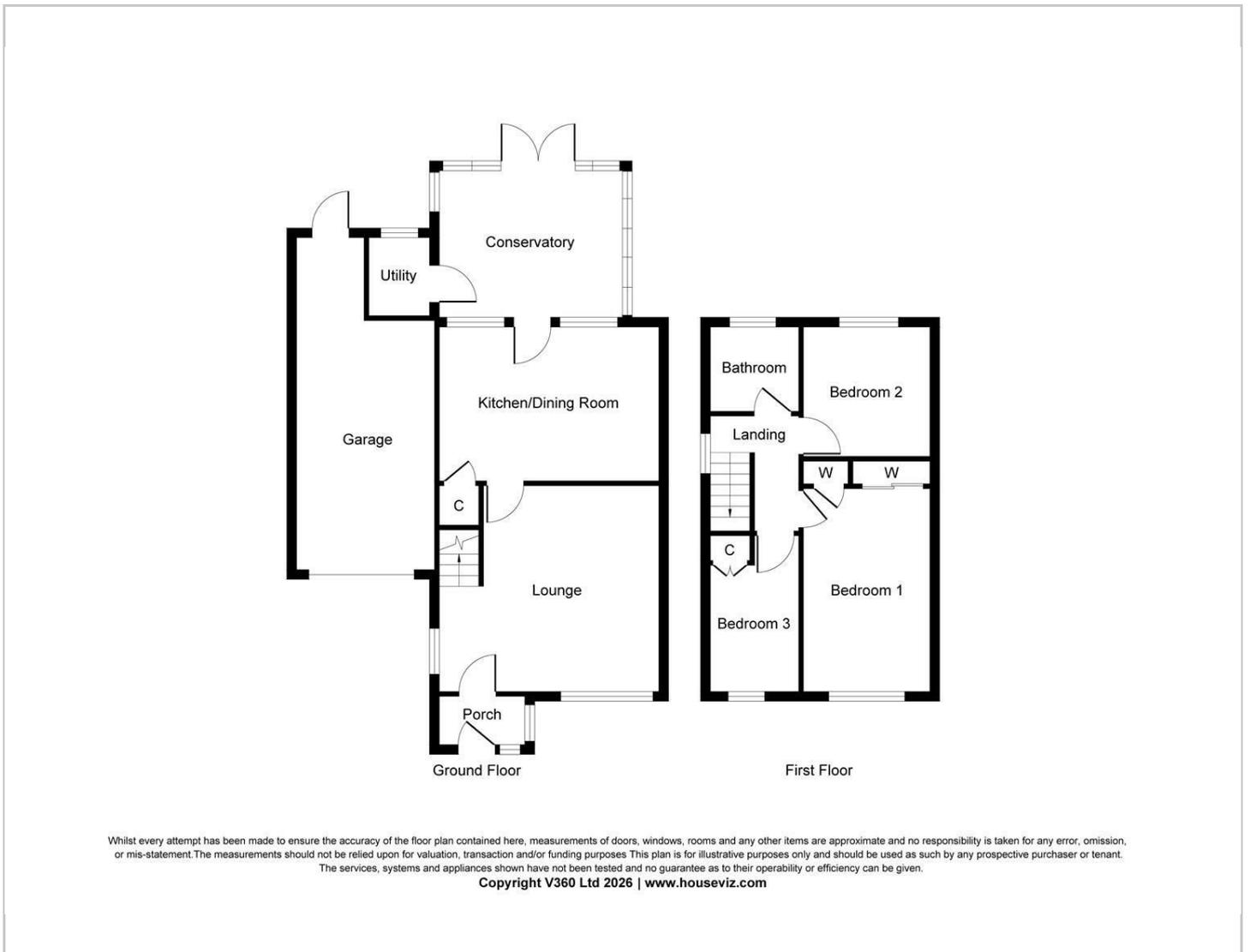
## Map



## EPC graph



## Floor Plan



## VIEWING

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

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