



## West End Gardens, Yarm, TS15 9QX

Situated in a cul de sac within one of Yarm's most desirable residential locations, this well presented three bedroom detached bungalow occupies a fantastic plot and is perfectly positioned within walking distance of Yarm High Street and its excellent range of shops, cafes and restaurants. Offering flexible single story living, the property combines spacious accommodation with excellent outdoor space, making it ideal for a wide range of buyers including downsizers and families.

The property is entered via a hallway which provides access to all rooms. To the rear of the home is a bright and spacious lounge, ideal for relaxing and entertaining. The kitchen/dining room is fitted with a range of units and integrated appliances including double oven and hob along with ample space for a dining table and direct access to the garden and sun room, creating an excellent flow for everyday living, the sun room enjoys views over the rear garden.

The bungalow offers three bedrooms, all offering flexible use depending on individual requirements. The modern bathroom features a contemporary suite with separate bath and shower, complemented by a chrome towel radiator, while a separate WC adds further practicality.

Externally, the property occupies a good sized plot with well-maintained gardens to the rear and side which back directly onto the picturesque True Lovers Walk. To the front there is a driveway providing off street parking for several vehicles, which leads to a detached garage with electric door.

West End Gardens is a highly regarded cul-de-sac, ideally situated for access to Yarm High Street, excellent schooling, local amenities and transport links. This is a rare opportunity to purchase a well-presented detached bungalow in a prime Yarm location, offering spacious accommodation, a superb plot and excellent lifestyle appeal, and early viewing is highly recommended to fully appreciate all that is on offer.

**Asking Price £365,000**



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HALL

LOUNGE

14'8" x 13'3" (4.47m x 4.04m)

KITCHEN/DINING ROOM

19'11" x 9'4" (6.07m x 2.84m)

SUN ROOM

9'7" x 7'7" (2.92m x 2.31m)

BEDROOM ONE

11'10" x 10'9" (3.35m x 3.05m x 3.28m)

BEDROOM TWO

11'8" x 8'9" (3.56m x 2.67m)

BEDROOM THREE

10'10" x 7'6" (3.30m x 2.29m)

BATHROOM

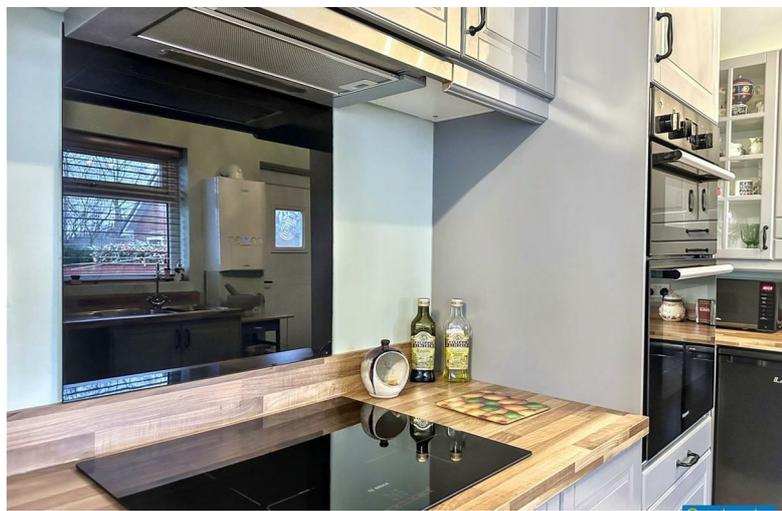
7'3" x 4'11" (2.21m x 1.50m)

WC

7'3" x 2'6" (2.21m x 0.76m)

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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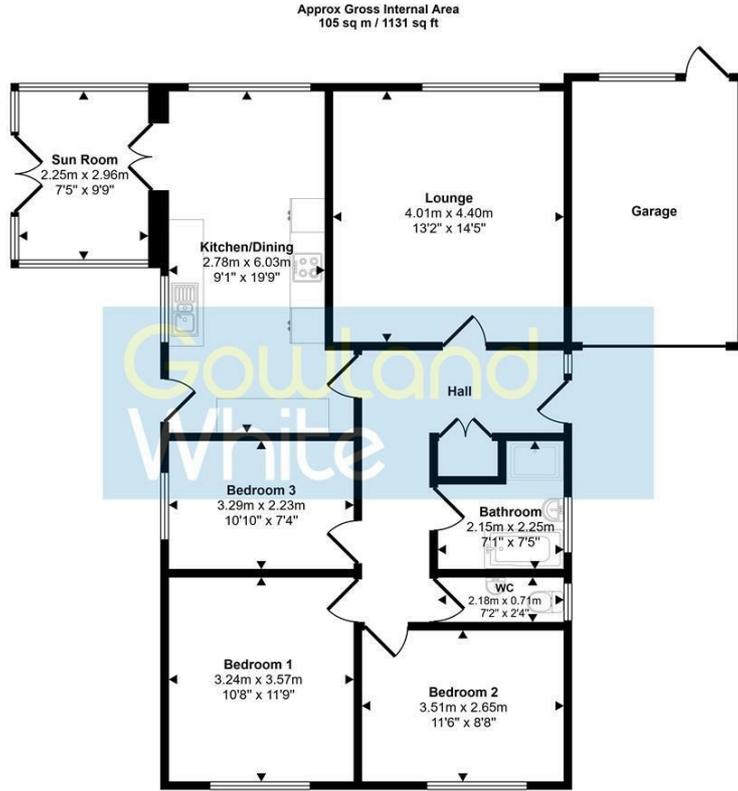


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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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