

14 Woodlands Drive, Yarm

£325,000

Michael Poole
SALES · LETTINGS · AUCTIONS



14 Woodlands Drive

Yarm

Chain-free, two double bedroom detached bungalow in sought-after Yarm, with front and rear gardens, a sunroom, generous driveway parking and a double garage.

- Offered for sale with NO ONWARD CHAIN
- A two double bedroom detached bungalow, located within this sought after development, off Leven Road in Yarm
- Nicely presented lawned gardens to front and rear and pleasant sunroom
- Driveway providing generous off street parking and leading on to the double garage with electric roller door
- Full width lounge/dining room with gas fire in feature surround
- Kitchen with a range of fitted units
- Redesigned shower room with separate WC
- Two spacious bedrooms with one having fitted wardrobes
- Gas central heating system and double glazed windows

14 Woodlands Drive

Yarm

Offered for sale with NO ONWARD CHAIN, a two double bedroom detached bungalow, located within this sought after development, off Leven Road in Yarm with nicely presented lawned gardens to front and rear with pleasant sunroom, driveway providing generous off street parking and leading on to the double garage with electric roller door.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C











GROUND FLOOR

Entrance Hallway

Lounge/Dining Room - 23' 2" x 11' 11" (7.07m x 3.63m)

Kitchen - 12' 7" x 10' 5" (3.84m x 3.17m)

Bedroom One - 13' 1" x 11' 5" (3.99m x 3.48m)

Bedroom Two - 10' 0" x 9' 7" (3.04m x 2.93m)

Shower Room - 6' 1" x 5' 10" (1.86m x 1.78m)

Separate WC

EXTERNALLY

Parking & Gardens
Lawned front garden with a driveway providing generous off street parking, which leads on to the double garage with electric roller door, rear courtesy door, window, power points and lighting. The pleasant rear garden is mainly laid to lawn with shrub borders and a paved patio area. In addition, there is a Sunroom 3.75m x 2.28m accessed from the rear garden.

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







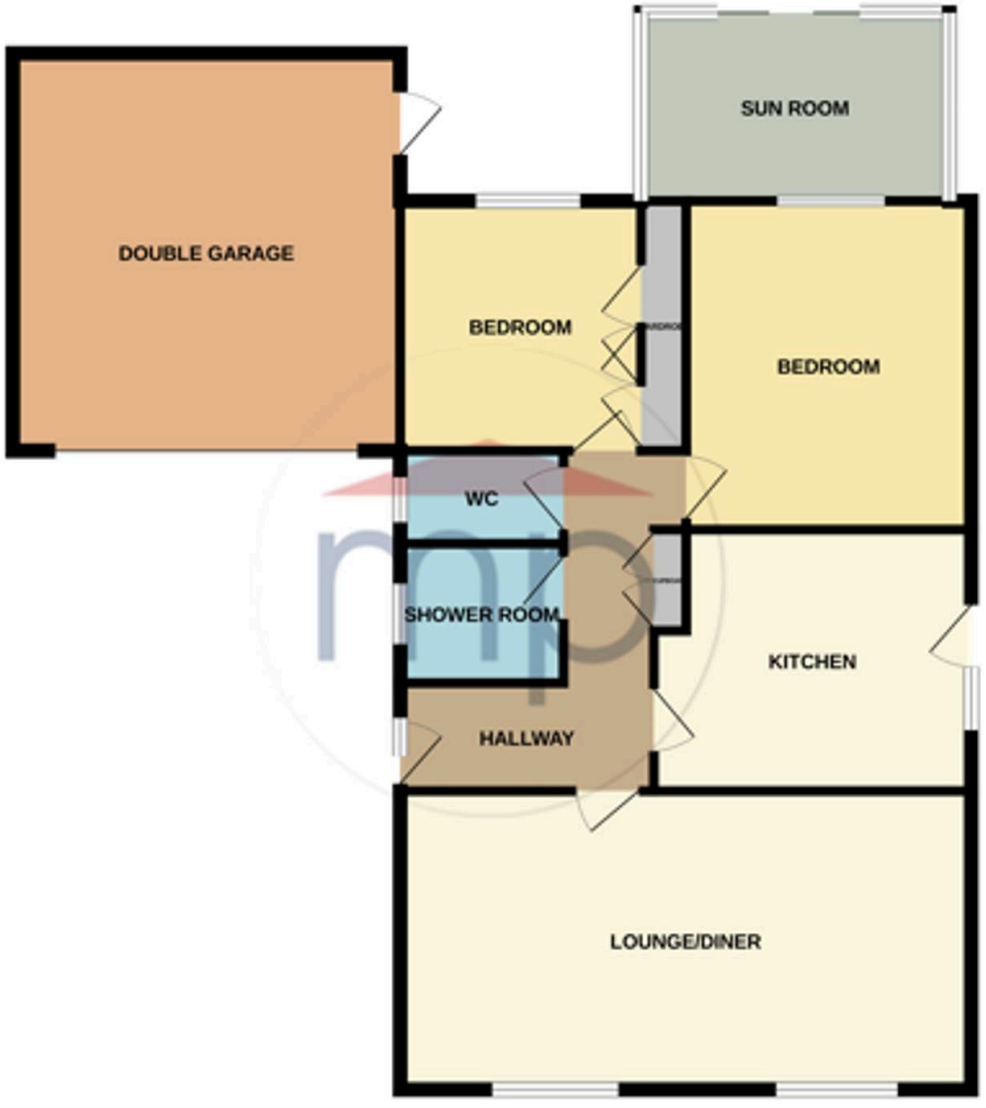






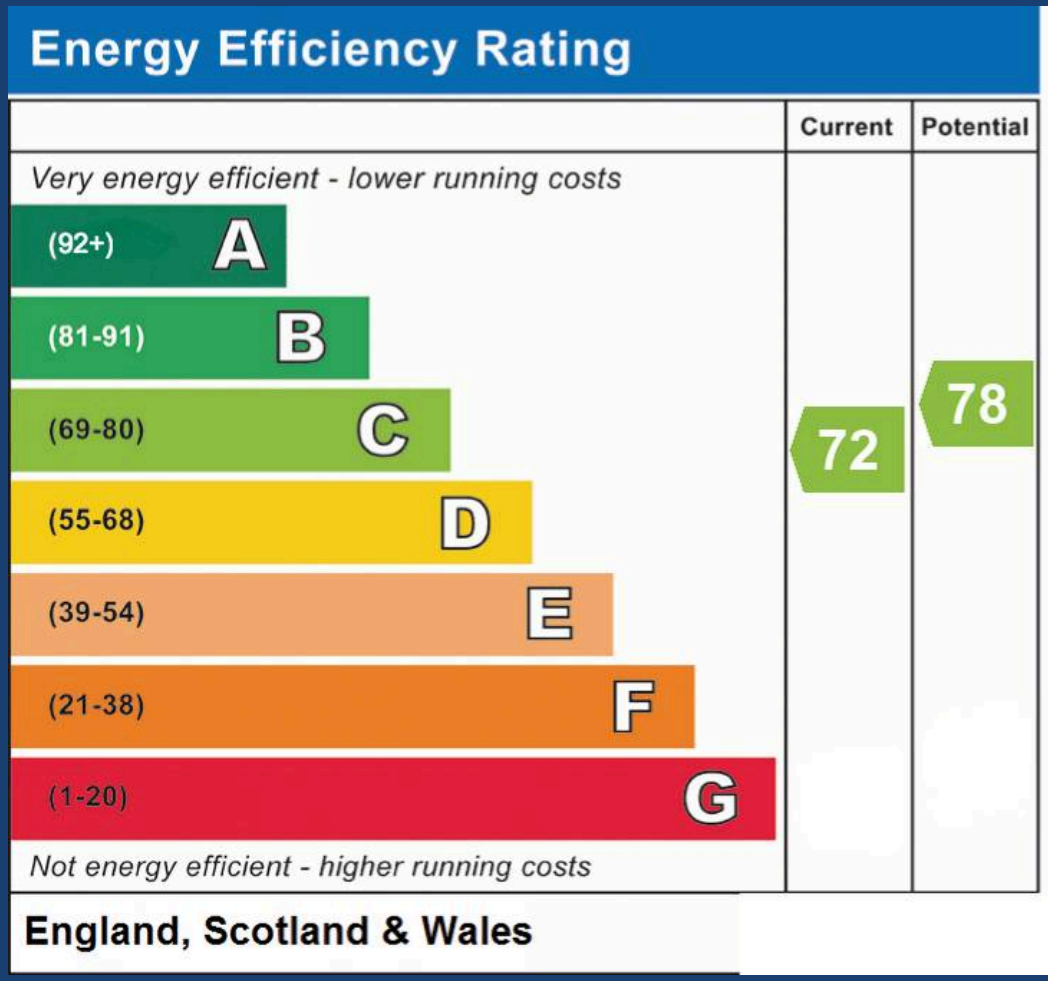


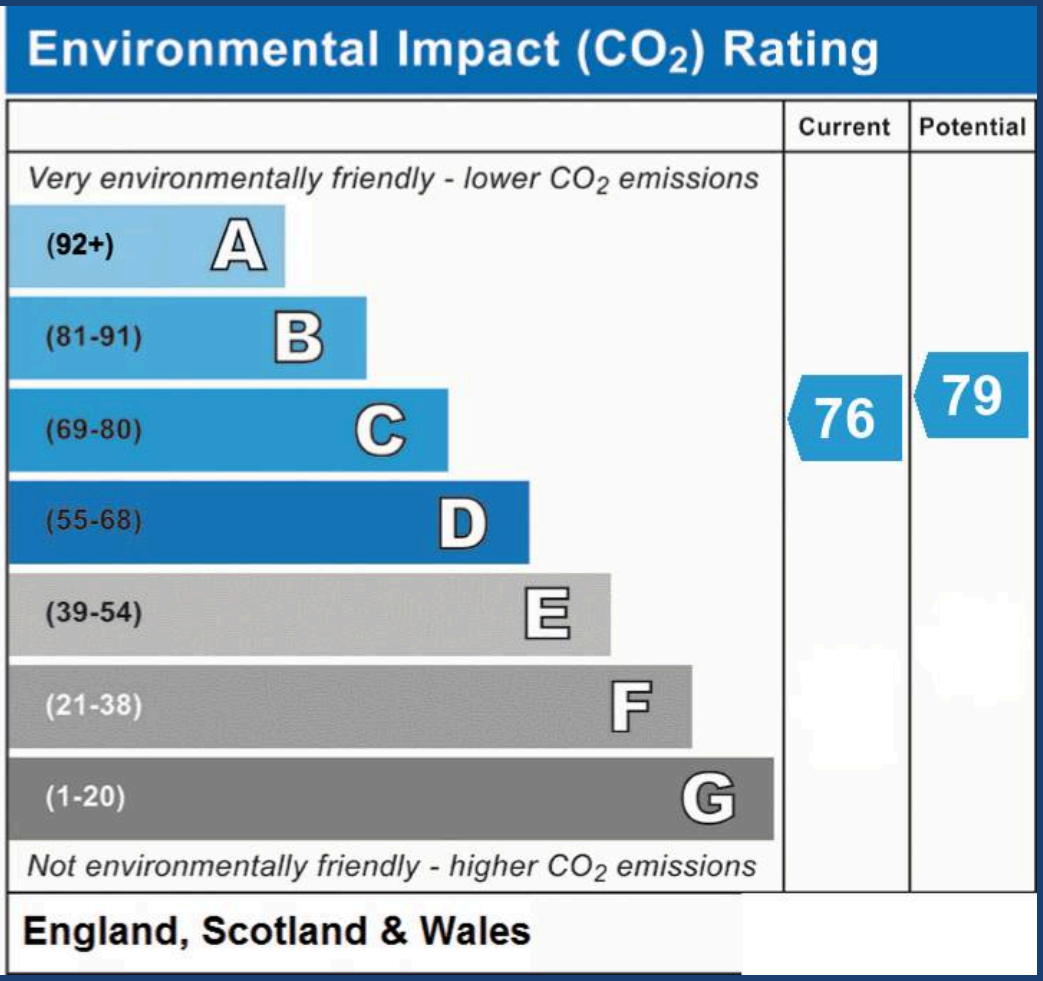
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Michael Poole
SALES · LETTINGS · AUCTIONS





Michael Poole

Michael Poole, 59 High Street - TS15 9BH

01642788878

Yarm@michaelpoole.co.uk

michaelpoole.co.uk/