GowlandWhite



Battersby Close, Yarm, TS15 9RX

Situated within a cul-de-sac in the popular town of Yarm, this detached three-bedroom home, presented with NO ONWARD CHAIN, offers well-proportioned accommodation, a generous rear garden and excellent off-street parking, making it an ideal family home.

The ground floor comprises an entrance hall, spacious lounge and a modern open-plan kitchen/dining room. The kitchen provides a practical and sociable space, with access through to a useful utility area. There is also access to the integral garage.

To the first floor are three good sized bedrooms, along with a family bathroom.

Externally, the property benefits from a wide concrete print driveway providing off-street parking for up to three cars, together with the garage. To the rear is a particularly attractive south west facing garden, featuring a large paved area, lawn and raised timber decking, creating a versatile space for outdoor seating and entertaining. The garden also benefits from a garden shed and established planting.

Located in Yarm, the property is conveniently positioned for the town's range of shops, cafés, restaurants and amenities.

An excellent opportunity to purchase a well-proportioned detached family home with generous outdoor space and ample parking in a popular Yarm location.

£280,000

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HALLWAY

LOUNGE
11'7" x 15'5" (3.53m x 4.70m)

KITCHEN/DINING ROOM
17'7" x 10'8" (5.36m x 3.25m)

UTILITY ROOM
9'2" x 8'6" (2.79m x 2.59m)

LANDING

BEDROOM ONE
9'9" x 12'10" (2.97m x 3.91m)

BEDROOM TWO
11'7" x 8'7" (3.53m x 2.62m)

BEDROOM THREE
9'9" x 7'7" (2.97m x 2.31m)

BATHROOM
8'8" x 5'5" (2.64m x 1.65m)

GARAGE
16'3" x 8'11" (4.95m x 2.72m)

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.


















Hello Gorgeous



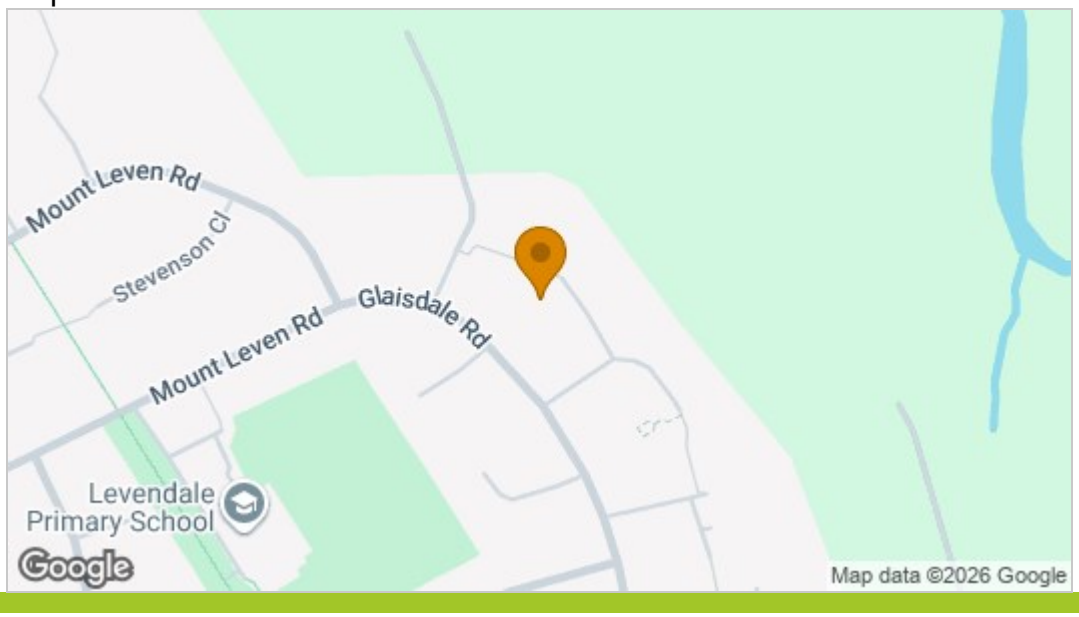




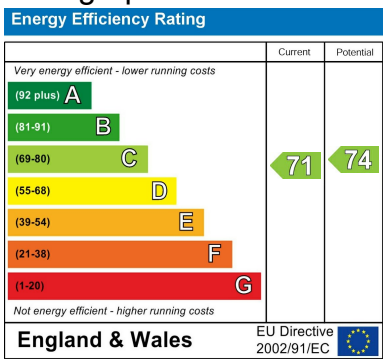




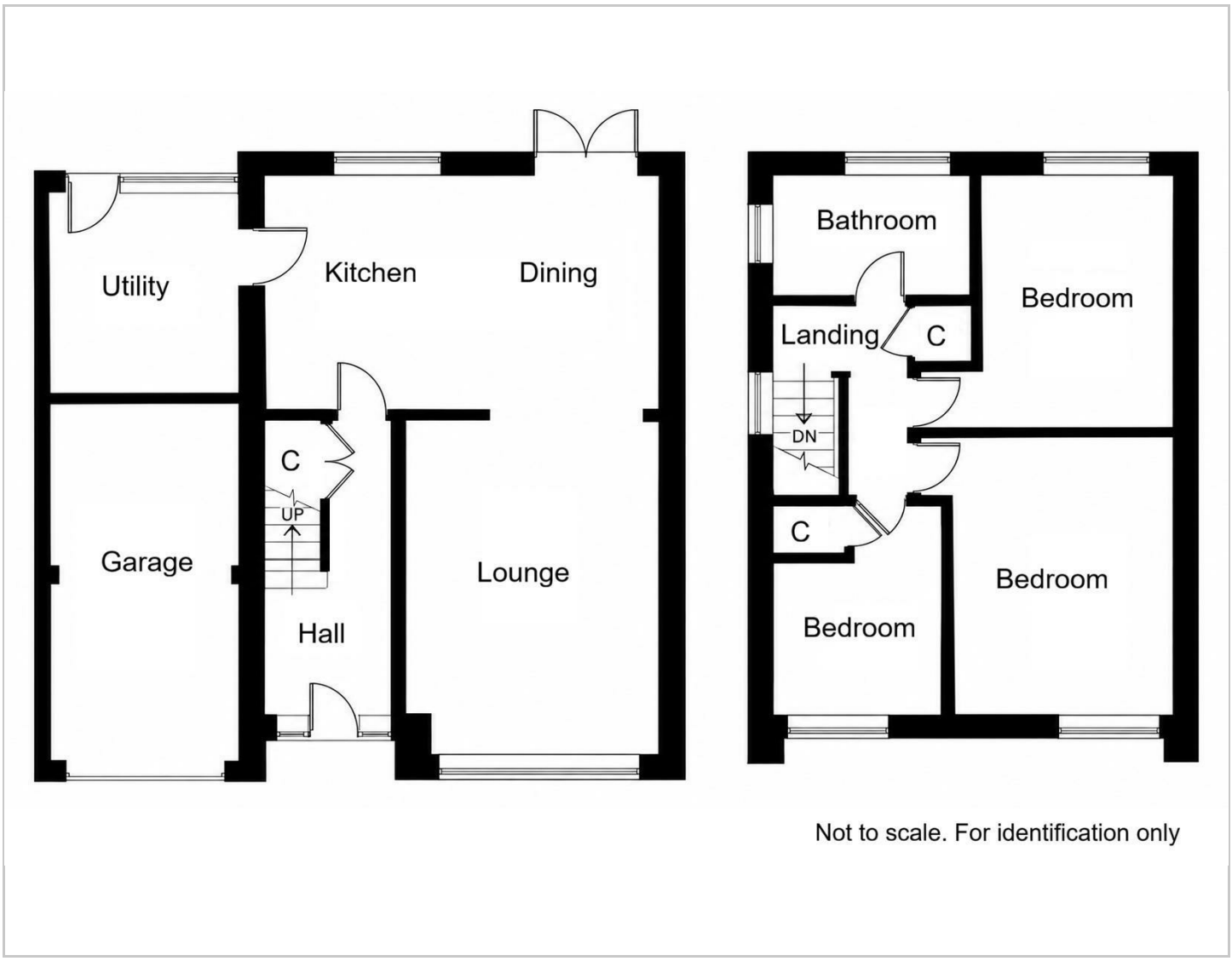
Map



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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