



Flounders Road, Yarm, TS15 9DY

Available for sale with no onward chain, this three bedroom end terrace property is perfectly suited to first time buyers and families. The home benefits from close proximity to highly regarded schools, excellent local amenities, Yarm Railway Station, and is within walking distance of the vibrant Yarm High Street.

The accommodation briefly comprises an entrance hall leading into a comfortable lounge with fireplace and a spacious open plan kitchen/dining room to the rear, complete with white goods included in the sale and French doors opening onto the rear garden. To the first floor are three bedrooms and a shower room.

Externally, the property offers a mainly lawned rear garden with useful brick-built storage, while to the front there is a driveway providing off-road parking.

Further benefits include gas central heating, double glazing, and the advantage of being sold chain free. Early viewing is highly recommended to appreciate the location and potential this home has to offer.

£145,000



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HALL

LOUNGE

12'11" x 12'11" (3.94m x 3.94m)

KITCHEN

19'2" x 8'11" (5.84m x 2.72m)

LANDING

BEDROOM ONE

12'11" x 9'11" (3.94m x 3.02m)

BEDROOM TWO

10'10" x 8'11" (3.30m x 2.72m)

BEDROOM THREE

8'11" x 7'8" (2.72m x 2.34m)

BATHROOM

7'11" x 5'6" (2.41m x 1.68m)

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.



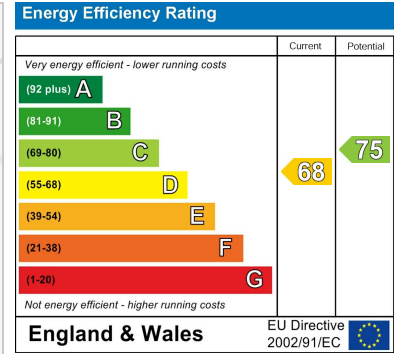




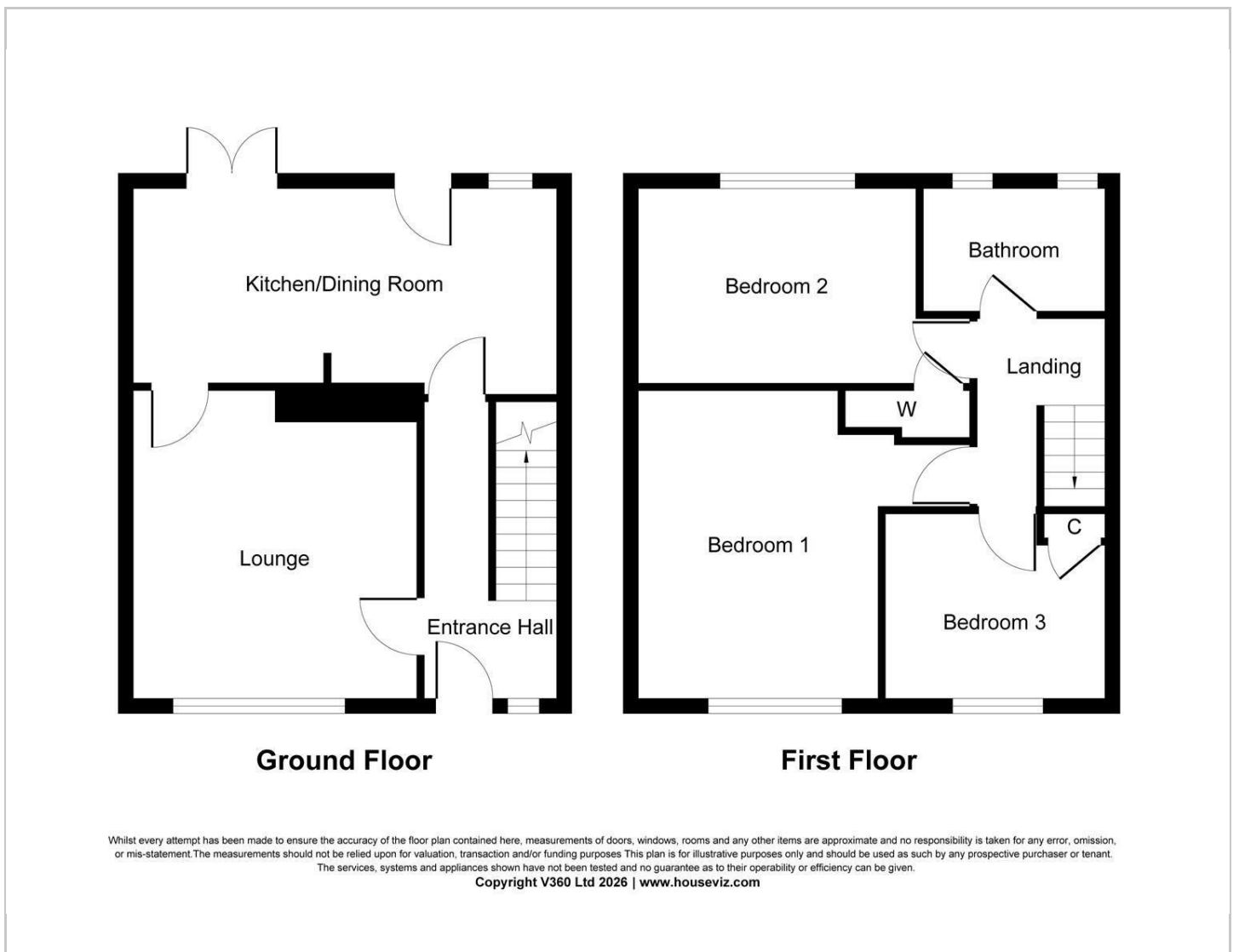
Map



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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