

WOODLANDS DRIVE, YARM, TS15 9NU



- ▲ A two double bedroom detached bungalow, located within this sought after development, off Leven Road in Yarm
- ▲ Offered for sale with NO ONWARD CHAIN
- ▲ 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

£325,000

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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.

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE/DINING ROOM - 7.07m x 3.63m (23'2" x 11'11")

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

BEDROOM ONE - 3.99m x 3.48m (13'1" x 11'5")

BEDROOM TWO - 3.04m x 2.93m (10' x 9'7")

SHOWER ROOM - 1.86m x 1.78m (6'1" x 5'10")

SEPARATE WC

EXTERNALLY

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.

TO VIEW: Tel: 01642 788878
59 High Street, Yarm, TS15 9BH

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AGENTS REF: - DC/LS/YAR260211/19062026

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Yarm office on
Tel: **01642 788878**



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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.
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