GowlandWhite



Challoner Road, Yarm, TS15 9DP

Ideal for families and first time buyers, this beautifully presented three bedroom semi-detached home is perfectly positioned close to highly regarded schools and within walking distance of Yarm High Street, this attractive home enjoys excellent access to a superb range of independent cafes, bars, restaurants, shops and everyday amenities. Yarm Railway Station is also nearby, offering convenient commuter links. A fantastic opportunity for a wide range of buyers seeking a ready-to-move-into home.

Upon entering, a welcoming hallway leads to a spacious open plan lounge and dining room, creating the perfect space for modern family living and entertaining. The lounge features an attractive electric fireplace, while the property benefits from gas central heating and double glazing throughout. The stylish shaker style kitchen is fitted with quality marble worktops and a range of integrated appliances including a Neff double oven, microwave, dishwasher, fridge freezer and hob. The kitchen flows seamlessly into a useful utility room with matching units and a side door providing access to the rear garden.

To the first floor, the landing leads to three well-proportioned bedrooms and a modern family bathroom fitted with an electric shower over the bath.

Externally, the property offers driveway parking to the front, while to the rear there is an enclosed West facing garden featuring a lawn, patio seating area and timber shed, providing an ideal outdoor space.

Offers Over £170,000

3 1 1 C

Challoner Road, Yarm, TS15 9DP

HALLWAY

LOUNGE/DINING ROOM
22'6" x 11'2" (6.86m x 3.40m)

KITCHEN
10'3" x 10'3" (3.12m x 3.12m)

UTILITY ROOM
8'6" x 4'9" (2.59m x 1.45m)

LANDING

BEDROOM ONE
11'3" x 11'11" (3.43m x 3.63m)

BEDROOM TWO
11'11" x 10'9" (3.63m x 3.28m)

BEDROOM THREE
11'9" x 5' < 5'2" (3.58m x 1.52m < 1.57m)

BATHROOM
7'10" x 5'2" (2.39m x 1.57m)

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.















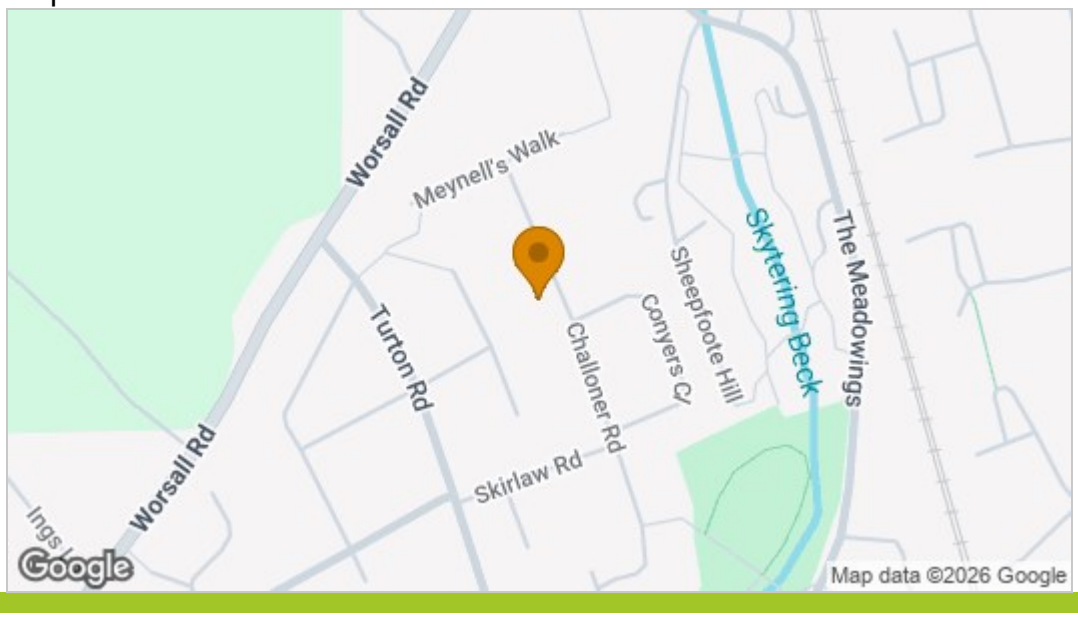




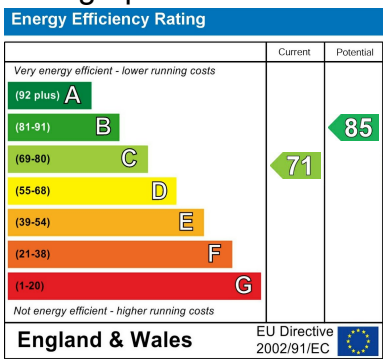


Make today beautiful

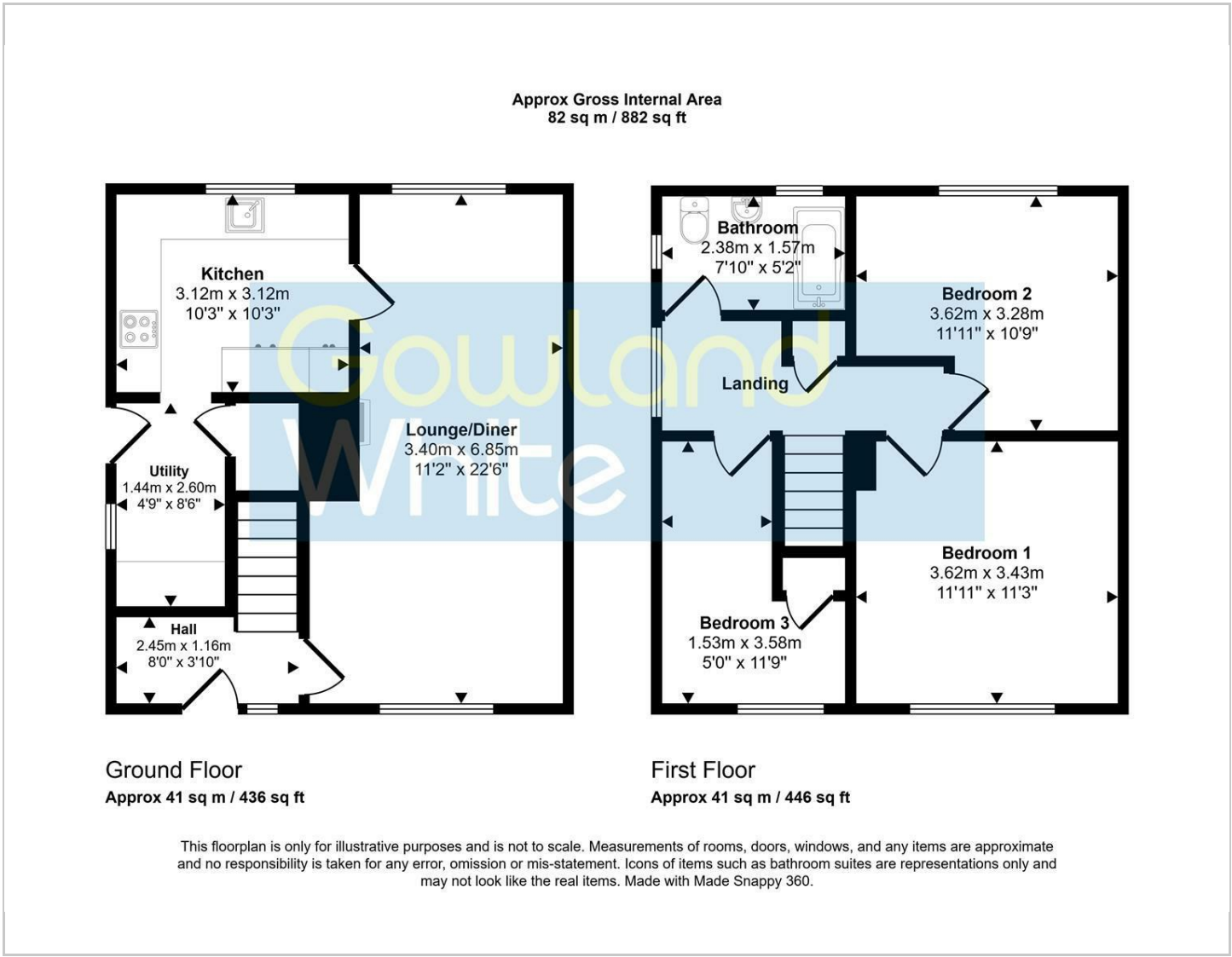
Map



EPC graph



Floor Plan



Ground Floor
Approx 41 sq m / 436 sq ft

First Floor
Approx 41 sq m / 446 sq ft

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Yarm, TS15 9BB
Tel: 01642 248248 Email: yarm@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/