

## THE SLAYDE, YARM, TS15 9HZ



- ▲ Competitively priced three-bedroom home situated in a pleasant position within the popular Spitalfields development in Yarm
- ▲ The property occupies an attractive plot with a south-facing rear aspect and low-maintenance gardens to both the front and rear
- ▲ Single garage and additional parking provided on a block-paved driveway located directly to the front
- ▲ Bright and spacious full-width lounge, offering a welcoming living space
- ▲ Kitchen/Diner fitted with an excellent range of units, built-in oven and hob, plus integrated fridge/freezer and dishwasher
- ▲ Three well-proportioned first-floor bedrooms, each benefiting from built-in storage cupboards
- ▲ Modern bathroom featuring a white suite, along with a separate WC
- ▲ The home benefits from gas central heating and double glazing throughout
- ▲ Excellent location, within walking distance of Yarm, Primary School, Conyers Secondary School, and Yarm Railway Station, providing convenient commuter links

**£210,000**

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**GROUND FLOOR**

**ENTRANCE LOBBY**

**LOUNGE - 5.57m x 4.13m (18'3" x 13'7")**

**KITCHEN/DINER - 5.45m x 3.67m (17'11" x 12')**

**FIRST FLOOR**

**LANDING**

With two storage cupboards.

**BEDROOM ONE - 4.16m x 2.89m (13'8" x 9'6")**

Built in cupboard.

**BEDROOM TWO - 3.09m (10'2") reducing to 2.76m (9'1") x 2.85m (9'4")**

Built in cupboard.

**BEDROOM THREE - 3.20m x 2.62m (10'6" x 8'7")**

Built in cupboard.

**BATHROOM - 1.81m x 1.66m (5'11" x 5'5")**

**SEPARATE WC**

**TO VIEW: Tel: 01642 788878**

59 High Street, Yarm, TS15 9BH

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## EXTERNALLY

### **GARDENS & PARKING**

To the front of the house there is a pleasant, ornamental gravelled garden with block paved pathway to the front entrance together with an outside store. A shared block paved driveway leads to the single garage with up and over door, power points and lighting. There is additional parking directly to the front of the house with blue slate shrub borders. The South facing rear garden has been adapted for easy maintenance, with astro turf lawns, a decked seating area, a variety of shrubs and a garden shed.

**AGENTS REF:** - DC/LS/YAR260080/05032026

**Council Tax Band:** C     **Tenure:** Freehold

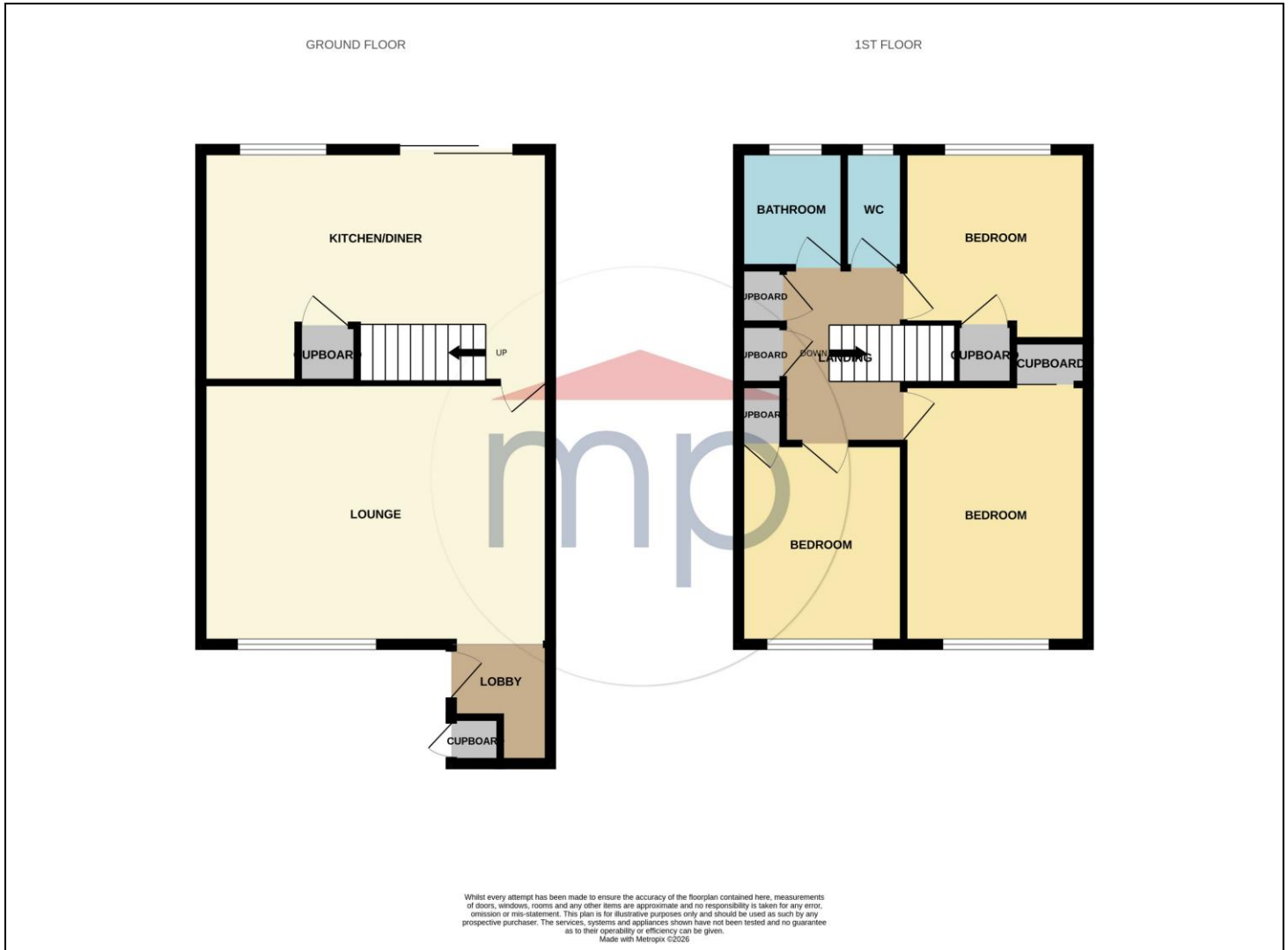
**TO VIEW:** Contact our Yarm office on

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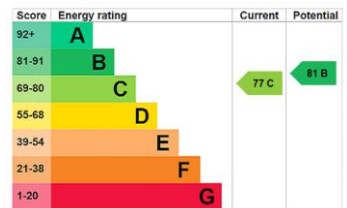


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