



## Tindale Close, Yarm, TS15 9UD

Situated in a cul de sac within the sought after Layfield residential development, this three bedroom detached home is offered to the market with NO ONWARD CHAIN. The property will appeal to a variety of prospective buyers, including first time buyers and families looking to be close to Yarm's many amenities.

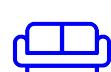
On entering the property, a hallway provides access to a handy ground floor WC and a built-in storage cupboard. To the front, there is a generous lounge with plenty of natural light, creating a comfortable living space. To the rear, a kitchen and dining room offers a great space for day to day family life. French doors opening directly onto the rear garden.

Upstairs, there are three bedrooms, including two doubles and a single. The master bedroom features built-in wardrobes, providing convenient storage. The family bathroom is fitted with a three-piece suite and includes a shower over the bath. The property benefits from gas central heating and double glazing.

Externally, the home has an attractive rear garden with a lawn and two separate patio areas, ideal for enjoying the sun. The garden also benefits from access to a detached garage. A driveway to the front provides off road parking and leads to the garage, offering further storage or parking options.

The home lies close to top performing local schools, shops, Yarm Medical Centre, and Yarm Train Station, making it perfect for commuters and families alike. In addition, the property enjoys excellent access to the vibrant Yarm High Street, which is renowned for its boutique shops, cafes, restaurants, and riverside walks along the River Tees. This is a fantastic opportunity to secure a well located and chain free home.

£240,000

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HALL

LOUNGE

13'10" x 13'4" (4.22m x 4.06m)

KITCHEN/DINING ROOM

20'4" x 8'6" (6.20m x 2.59m)

DOWNSTAIRS WC

7'5" x 3' (2.26m x 0.91m)

LANDING

BEDROOM ONE

13' x 10'8" (3.96m x 3.25m)

BEDROOM TWO

10'8" x 10'1" (3.25m x 3.07m)

BEDROOM THREE

9'7" x 8'10" (2.92m x 2.69m)

BATHROOM

6'9" x 6'6" (2.06m x 1.98m)

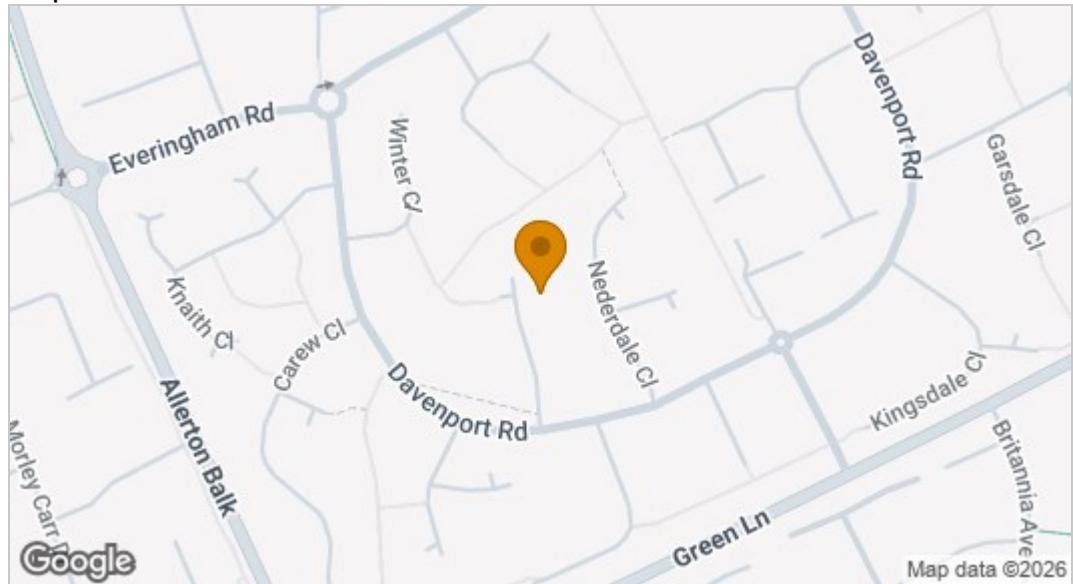
#### AML PROCEDURE

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.





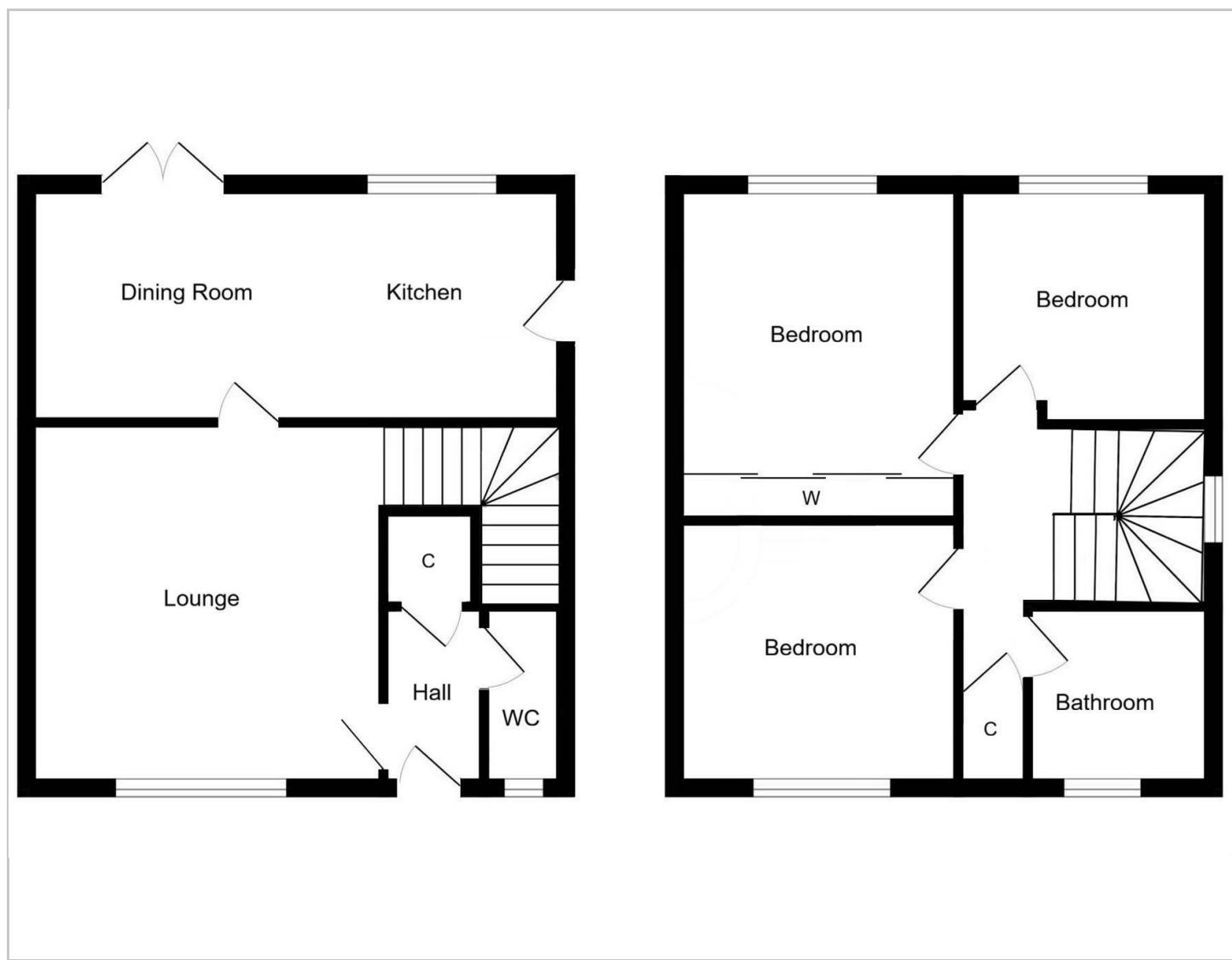
## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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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