



Wardell Close, Yarm, TS15 9UZ

Situated on a generous plot at the end of a cul-de-sac, this well presented three bedroom detached house is in a highly desirable Yarm location.

The ground floor features a hall with stylish LVT flooring, leading to a good-sized lounge with a multi-fuel log burner, elegant window shutters, and French doors opening onto the rear garden. A separate dining room, also with LVT flooring, creates a seamless flow. The modern kitchen, newly fitted in 2023, features sleek units, integrated appliances including a gas hob, oven, microwave, and fridge/freezer, and a useful larder cupboard.

Upstairs, three well proportioned bedrooms include one with fitted wardrobes, all served by a stylish family bathroom with a shower over the bath. The home benefits from gas central heating, double glazing throughout, and recently replaced external fascias.

Externally, the property offers excellent parking with a block-paved driveway, a lawned front garden, and an extended side driveway for additional off-road parking. The generous rear garden features a lawn, a powered shed, and potential for extension (subject to planning permission).

Ideally located close to well-regarded schools, Yarm Medical Centre, shops, and Yarm Train Station, this home also provides easy access to Yarm High Street's vibrant bars, restaurants, and scenic riverside walks.

£268,000



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HALL

LOUNGE

16'10" x 10'3" (5.13m x 3.12m)

DINING ROOM

10'6" x 8'6" (3.20m x 2.59m)

KITCHEN

11'11" x 8'8" (3.63m x 2.64m)

LANDING

MASTER BEDROOM

10'5" x 9'11" (3.18m x 3.02m)

BEDROOM TWO

9'8" x 8'10" (2.95m x 2.69m)

BEDROOM THREE

7'4" x 6'8" (2.24m x 2.03m)

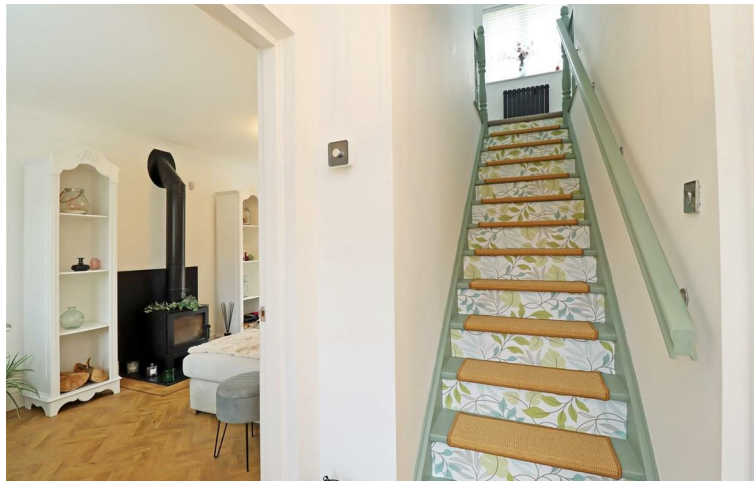
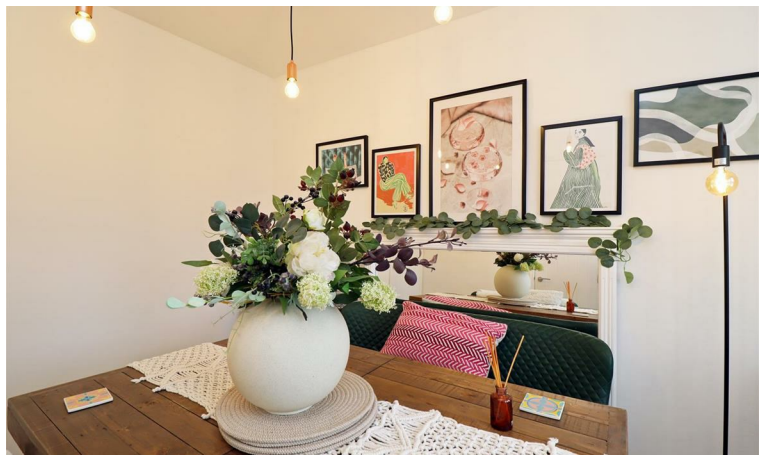
BATHROOM

6'8" x 5'6" (2.03m 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.

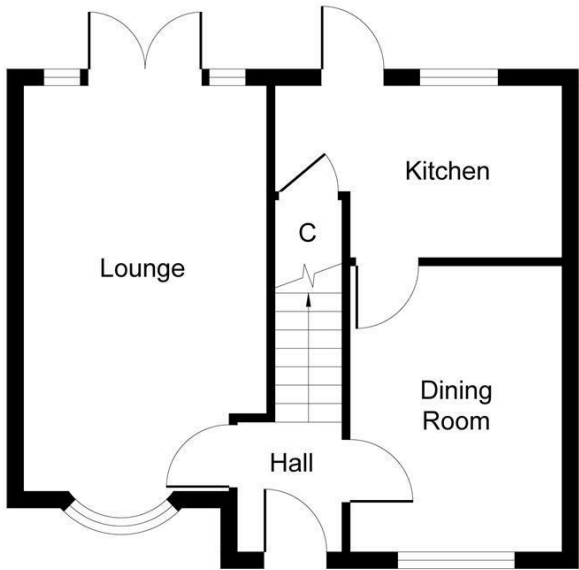
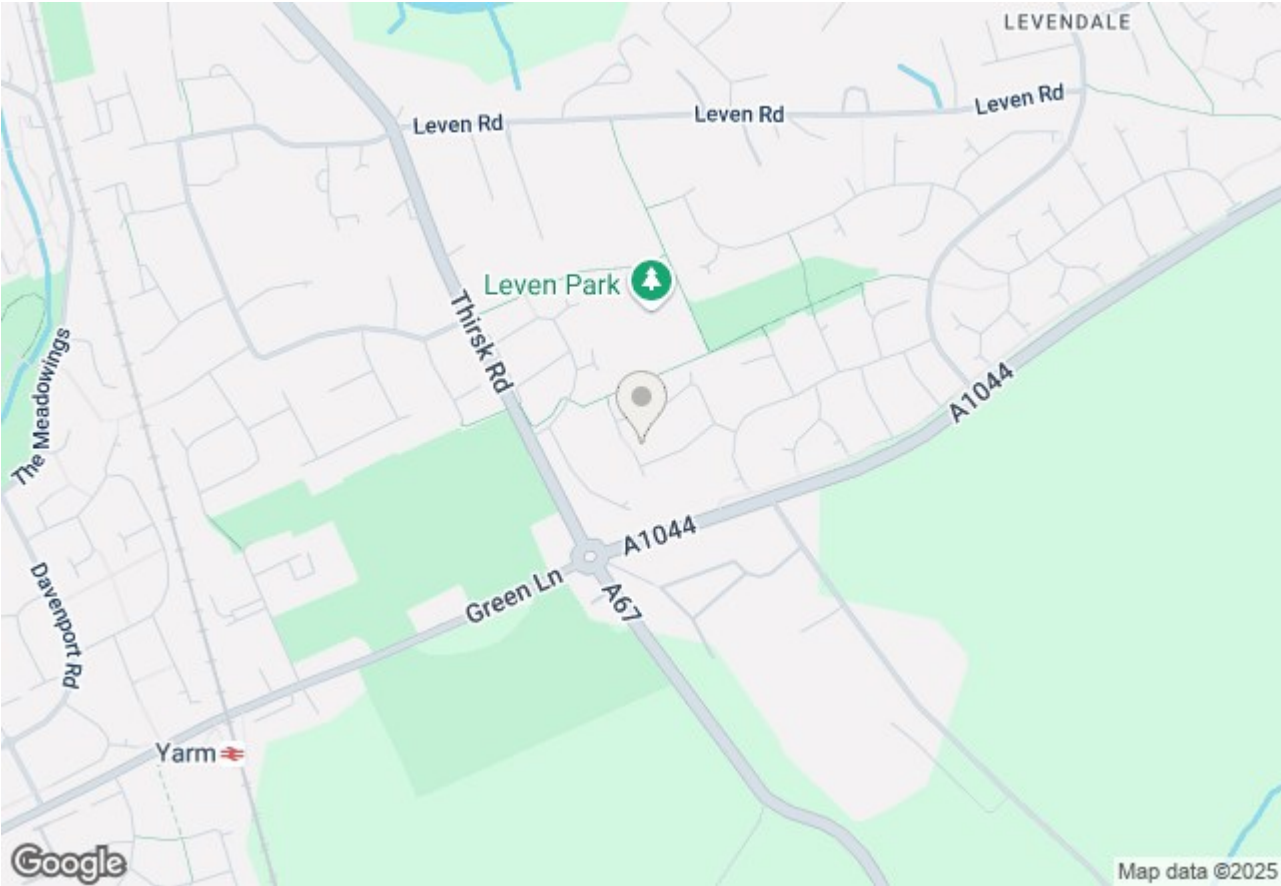




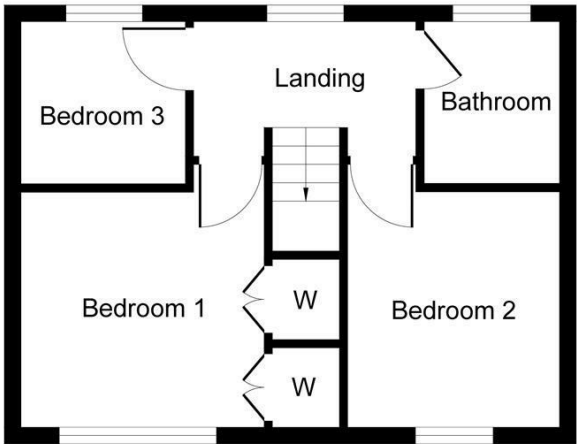
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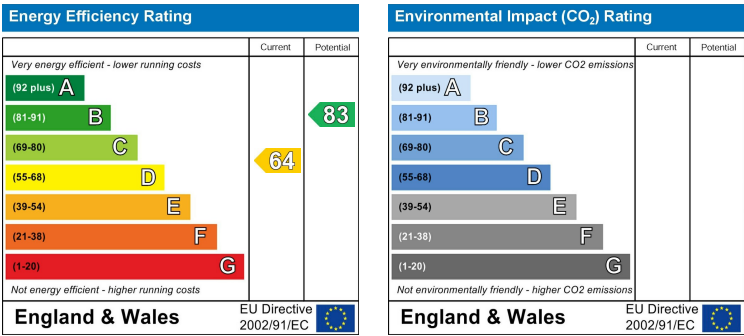
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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