



## Glaisdale Road, Yarm, Stockton-on-Tees, TS15 9RN

Offered with no onward chain, this well presented two bedroom detached bungalow with garage and a sunny south-west facing rear garden is set in a desirable part of Yarm. The location offers excellent access to local shops, Yarm Train Station, and the vibrant High Street with its cafés, restaurants, and riverside walks.

Inside, the kitchen and dining area includes fitted shaker style units, an integrated fridge/freezer and dishwasher, and a Leisure five burner range cooker included in the sale. The spacious lounge features a large front window and an attractive gas fireplace. Both bedrooms are doubles, with the main bedroom benefiting from fitted wardrobes and direct access to a lovely sunroom opening onto the rear garden. The modern shower room, updated in 2020, has a generous shower cubicle for ease of use.

The home is double glazed throughout and warmed by efficient gas central heating via a combi boiler.

Outside, the front garden is designed for low maintenance, with a patterned concrete driveway providing parking for at least three cars and leading to the attached garage, complete with electric door, light, and power. The rear garden enjoys a sunny aspect with a patio, gravelled areas, raised borders, and established shrubs, with a handy rear door giving access to the garage.

£245,000



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### LOUNGE

21'1" x 10'5" (6.43m x 3.18m)

### KITCHEN/DINING ROOM

18'9" x 9'8" (5.72m x 2.95m)

### BEDROOM ONE

12'10" x 9'9" (3.91m x 2.97m)

### BEDROOM TWO

10'8" x 9'8" (3.25m x 2.95m)

### SHOWER ROOM

6'5" x 6' (1.96m x 1.83m)

### SUN ROOM/CONSERVATORY

10'5" x 6'3" (3.18m x 1.91m)

### 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.



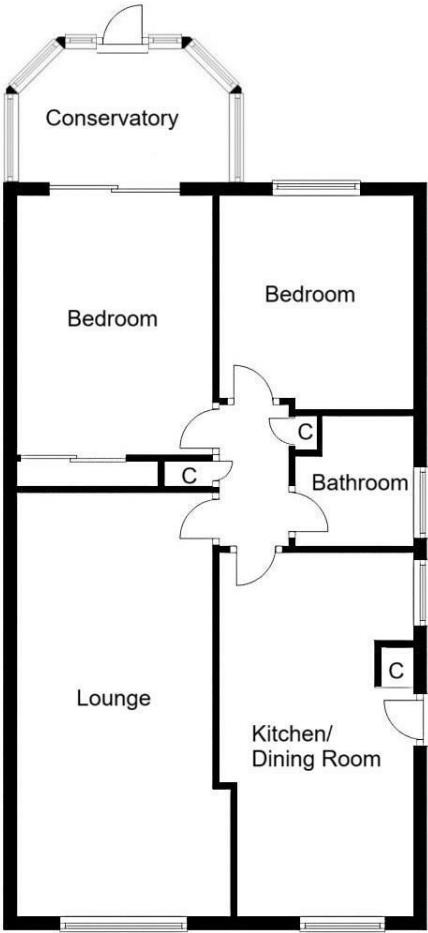
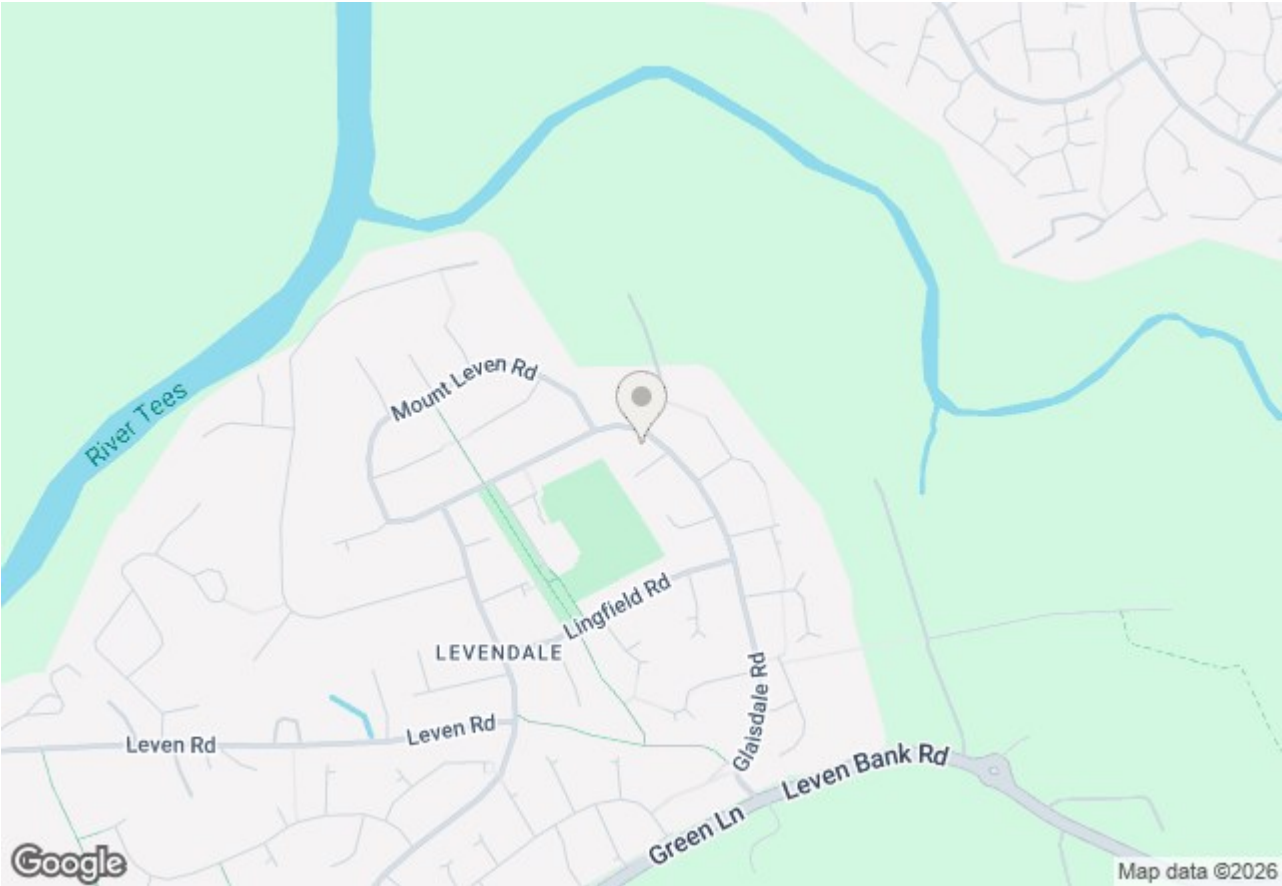


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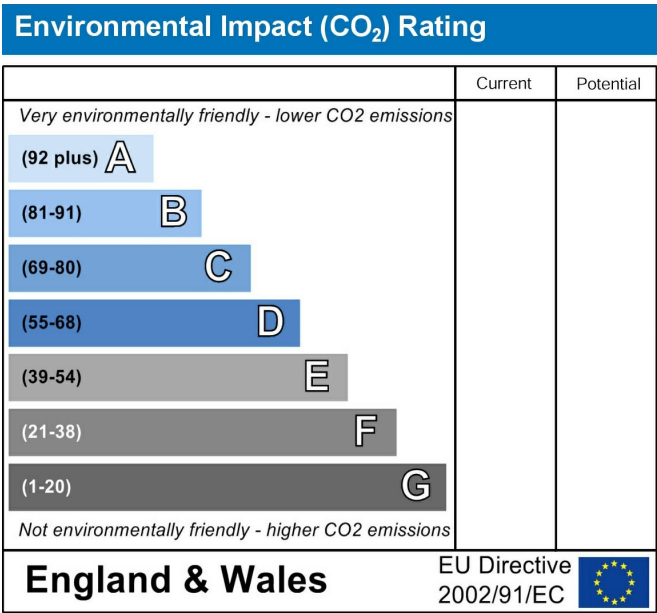
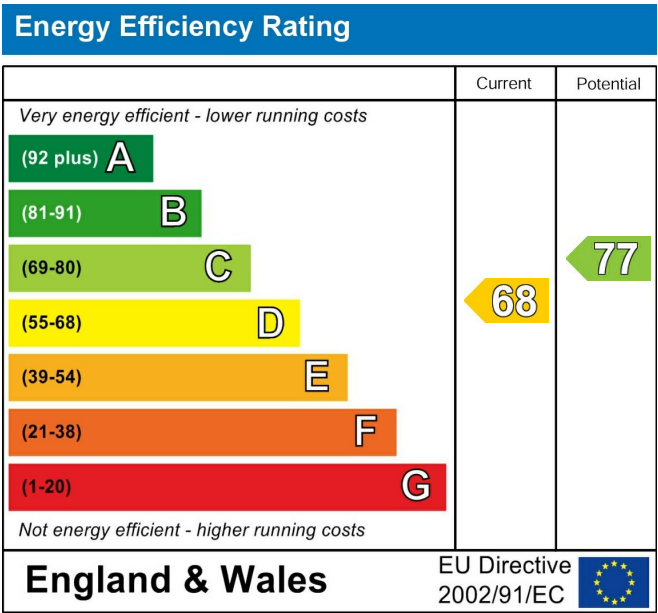


Tel: 01642 248248

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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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