

TOM BROWNS WYND, YARM, TS15 9AS



- ▲ A Stunning Two Bedroom Cottage Enjoying a Prime Central Yarm Position Just Off the Cosmopolitan High Street
- ▲ Offered For Sale with The Benefit of NO ONWARD CHAIN & Well Worth Early Internal Viewing
- ▲ Surprisingly Generous Landscaped Gardens Together with Allocated Parking for Two Cars Directly to The Front
- ▲ Presented to An Excellent Standard Whilst Retaining Immense Character & Charm

- ▲ Spacious Lounge with Wood Burning Stove
- ▲ Delightful L' Shaped Kitchen/Diner with High Quality Fitted Units, Some Integrated Appliances & Double Doors to The Rear Garden
- ▲ Two Bright & Airy Bedrooms
- ▲ Redesigned Shower Room with Double Shower Enclosure & High Quality Fittings
- ▲ Gas Central Heating System Via a Combination Boiler

£275,000

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A stunning two bedroom cottage enjoying a prime central Yarm position just off the cosmopolitan High Street and offered for sale with the benefit of no onward chain with surprisingly generous landscaped gardens together with allocated parking for two cars directly to the front. Well worth early internal viewing.

GROUND FLOOR

KITCHEN/DINING ROOM - 7.04m (23'1") x 4.40m (14'5") reducing to 1.68m (5'6")

Front entrance door opening to the Kitchen/Dining Area with an excellent range of high quality fitted wall and floor units with granite worktops incorporating a Belfast style sink unit with mixer taps. Built in twin ovens with gas hob and extractor fan. Integrated dishwasher, plumbing for automatic washing machine, tiled floor and under stairs cupboard. Windows to front, side and rear, two roof windows and French doors opening to the rear garden.

LOUNGE - 4.80m (15'9") x 3.10m (10'2") plus recess

Wood burning stove with hearth. Two radiators, front and rear windows, attractive flooring, and access door to the rear garden. Staircase to the first floor.

REAR LOBBY

With door to the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE - 4.16m (13'8") reducing to 3.11m (10'2") x 3.56m (11'8")

With windows to the front and rear. Radiator and downlighting.

BEDROOM TWO - 3.27m x 2.20m (10'9" x 7'3")

Radiator and window to the rear.

TO VIEW: Tel: 01642 788878

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SHOWER ROOM - 2.31m x 1.80m (7'7" x 5'11")

Double shower enclosure, wash hand basin in vanity unit and low level WC. Tiled floor, chrome effect heated towel rail and downlighting. Built-in cupboard housing the wall mounted 'Ideal' boiler.

EXTERNALLY

GARDENS & PARKING

Gravelled shrub garden to the front with allocated parking space for two vehicles directly outside the property. To the rear there is a delightful, enclosed garden which is mainly laid to lawn with shrub borders, paved patio area with sun canopy, and storage shed with adjoining wood store.

AGENTS REF: - DC/LS/YAR240176/19042024

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

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

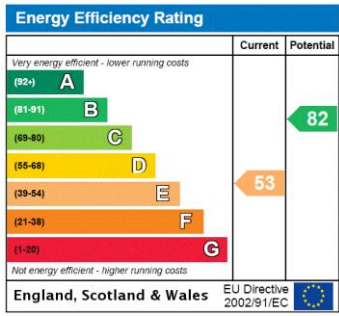


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