GowlandWhite



Leven Road, Yarm, TS15 9EY

NO ONWARD CHAIN. Set on Leven Road in Yarm, one of the town's most sought after addresses, this 1930s extended semi-detached home offers character, space and huge potential. Approached through double gates with a generous frontage, large driveway and a detached garage, it sits on an impressive plot of around 0.18 acres, giving it a wonderfully open, established feel.

Inside, a welcoming hall leads to a bright front lounge with bay window and a separate dining room, while the kitchen and family room extension creates further sociable and light filled spaces perfect for family life. There is also a ground floor bedroom with an en-suite with a large shower cubicle, offering excellent flexibility for guests, independent family members, or multi-generational living.
Upstairs, the main bedroom includes fitted wardrobes and sits alongside two further bedrooms and a family bathroom, creating a comfortable first floor that works effortlessly for everyday family life.

The property would now benefit from updating, giving the next owners the opportunity to shape it to their own taste and make the most of its generous footprint and prime location. With its mature setting, original character and excellent potential, it's a rare chance to create a standout family home on one of Yarm's premier roads.

The rear garden is a particular feature of the property, offering a large and mature outdoor space with a good degree of privacy. A generous lawn is bordered by established shrubs and planting, creating a peaceful setting ideal for families and outdoor entertaining. A patio area provides the perfect spot for enjoying the surrounding views. Beyond the rear boundary lies attractive woodland, with the River Tees further beyond, adding to the sense of tranquillity.

The property is superbly positioned within one of the area's most desirable locations, close to highly regarded schools and within easy walking distance of the charming cobbled High Street.

Offers Over £500,000

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PORCH

HALLWAY

LOUNGE
12'11" x 12'8" (3.94m x 3.86m)

KITCHEN
15'7" x 11'5" (4.75m x 3.48m)

DINING ROOM
11'9" x 11'4" (3.58m x 3.45m)

FAMILY ROOM
13'9" x 13'6" (4.19m x 4.11m)

BEDROOM ONE
10'8" x 9'3" (3.25m x 2.82m)

EN SUITE
6'7" x 4'1" (2.01m x 1.24m)

LANDING

BEDROOM TWO
15'8" x 10'5" (4.78m x 3.18m)

BEDROOM THREE
11'10" x 8'9" (3.61m x 2.67m)

BEDROOM FOUR
11'5" x 7'10" (3.48m x 2.39m)

BATHROOM
9'3" x 5'10" (2.82m x 1.78m)

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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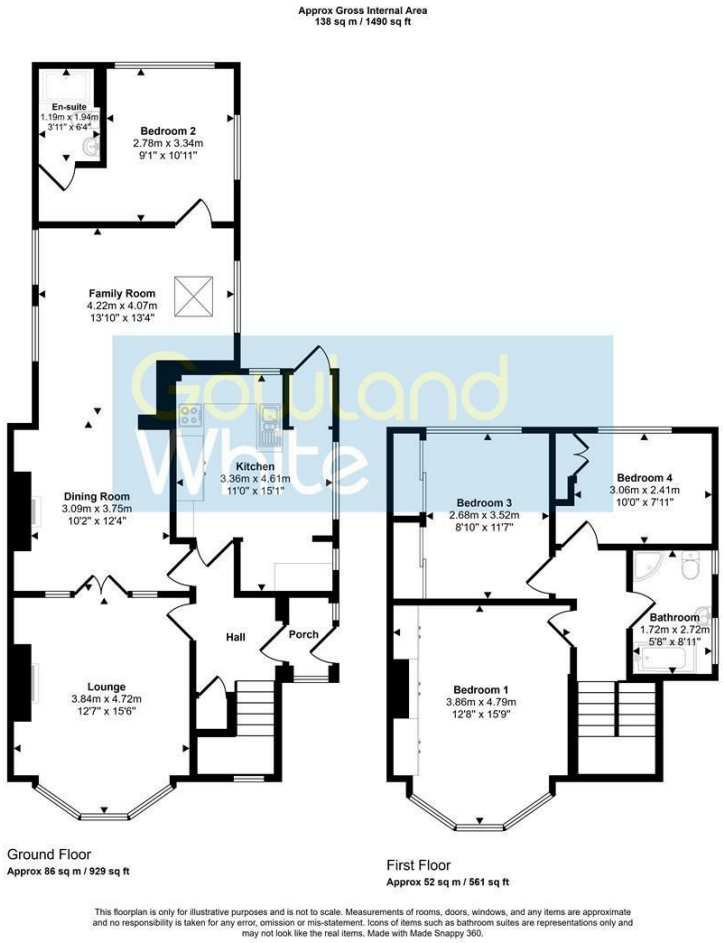


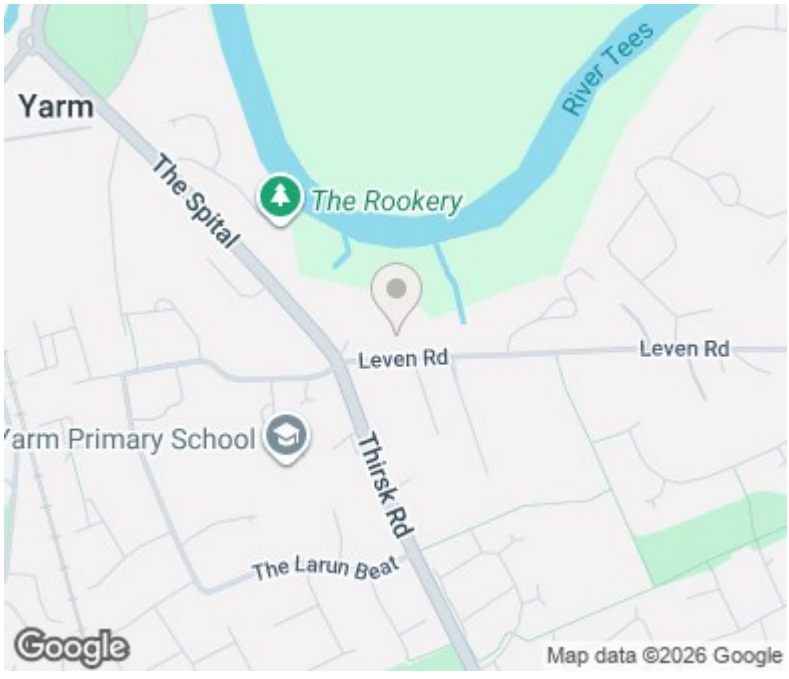
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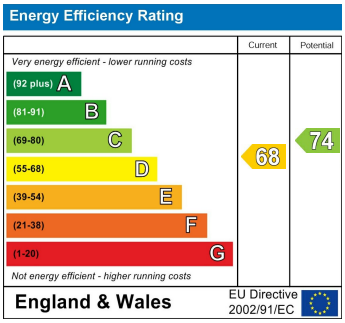


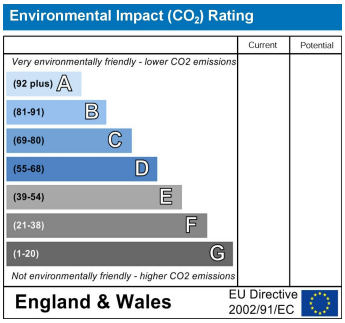


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VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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