



Braunton Way, Yarm, TS15 9GA
3 Bed - House - Semi-Detached
£210,000

Council Tax Band: C
EPC Rating: B
Tenure: Freehold



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Braunton Way, TS15 9GA

*** IDEAL FOR FIRST TIME BUYER, FAMILY OR INVESTOR ***

This lovely three bedroom semi-detached home, located in the highly sought-after area of Yarm, close to local amenities and good transport links. Perfect purchase in our opinion for a first time buyer, family, or investor looking for a buy to let.

The property briefly comprises of; entrance porch, with downstairs WC, spacious living room, leading to a modern fitted kitchen at the rear of the property.

The first floor provides a landing with two double bedrooms, and an additional third bedroom. Off the landing you will find a modern three piece family bathroom.

Externally, the property has ample of off-street parking to the front, while the rear of the property benefits from a well maintained lawn and patio area.

GROUND FLOOR

Entrance Porch

Living Room

18'2" x 11'8" (5.56m x 3.58m)

Kitchen / Diner

15'3" x 9'1" (4.67m x 2.77m)

FIRST FLOOR

Landing

Bedroom 1

8'2" x 12'11" (2.49m x 3.96m)

Bedroom 2

8'2" x 11'6" (2.49m x 3.51m)

Bedroom 3

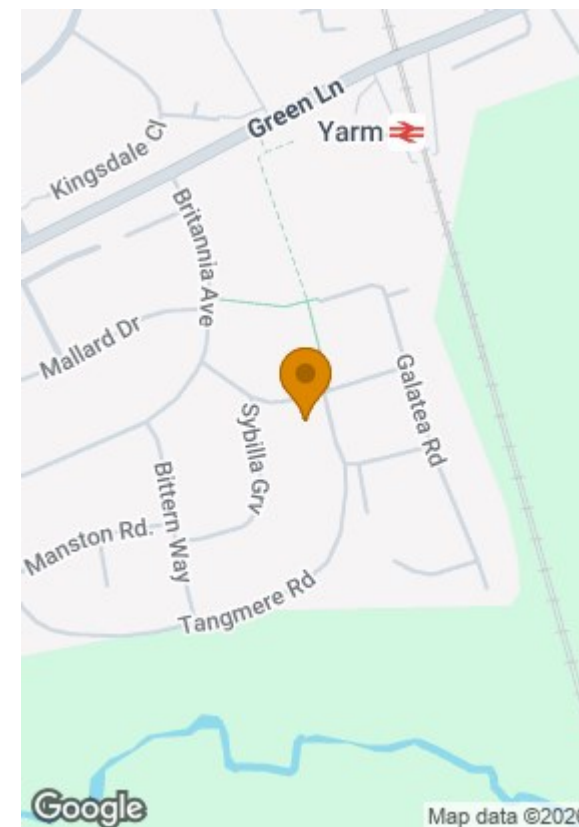
9'1" x 6'9" (2.79m x 2.08m)

Family Bathroom









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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