



3 St Nicholas Gardens, Yarm, TS15 9SJ

Asking Price: £450,000 Freehold

4 Total Bedrooms | 2 Reception Rooms | 2
Bathrooms



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Presenting this impressive detached 4-bedroom house in a sought-after location. Boasting a spacious garden and a double garage, this property is perfect for families looking for a peaceful and comfortable home. The ground floor comprises a bright and airy living room, a modern kitchen with integrated appliances, a dining area, and a guest WC. Upstairs, you will find four generously-sized bedrooms, including a master bedroom with an en-suite bathroom, and a family bathroom. The



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.