



PH ESTATE AGENTS



38 Nursery Gardens  
, Yarm, TS15 9UY

£165,000



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## Entrance

4'0" x 4'0" (1.24m x 1.22m)

Enter through a uPVC door to the entrance, which leads to the living room.

## Living Room

14'2" x 12'9" (4.32m x 3.89m)

Retreat to this spacious living room, where comfort meets style. The soothing grey walls create a calming backdrop for life's quiet moments, while the elegant fireplace serves as both a cosy focal point and a gathering spot on chilly evenings. Large front-facing windows welcome natural light, making this the kind of room that beckons you to kick off your shoes, sink into your favourite spot, and let the day melt away.

## Kitchen

6'11" x 12'8" (2.12 x 3.87)

Step into a sleek, contemporary kitchen where high-gloss white cabinets catch the light at every angle. Elegant marble-effect countertops sweep across both wall-mounted and base units, creating the perfect stage for your culinary adventures. There's a dedicated space for your cooker, and the practical lino flooring means you won't have to stress about those inevitable cooking spills. A radiator keeps the space cosy year-round.

## Sunroom

12'2" x 10'11" (3.71 x 3.35)

The sunroom stretches out like a glass-wrapped sanctuary, where walls of windows rise from floor to ceiling, inviting streams of natural light to dance across the tiles below.

## Bathroom

4'10" x 9'7" (1.48 x 2.93)

Step into a sleek bathroom where gleaming white fixtures catch the eye. A versatile shower-bath combo anchors the space, while floor-to-ceiling tiles add a touch of modern elegance. And because life's little necessities need a home too, there's a handy storage cupboard to keep everything neat and tidy.

## Master Bedroom

8'5" x 12'7" (2.59 x 3.86)

Sunlight streams through the window of the master bedroom, which sits at the front of the house like a welcoming retreat. There's enough room to stretch out here – you could fit a king-size bed and still have space for that vintage dresser you've been eyeing. The carpet feels great underfoot, and the radiator keeps things cosy when winter rolls around.

## Bedroom Two

6'11" x 12'8" (2.12 x 3.87)

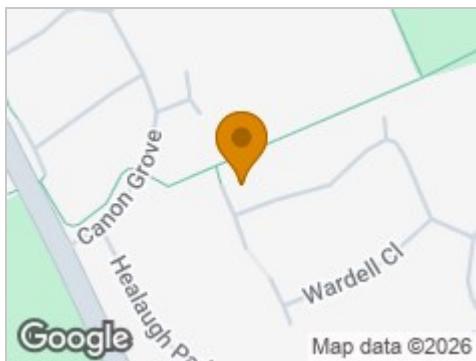
Tucked away at the back of the house, you'll find a versatile room that's currently set up as a home office but could easily transform into a cosy second bedroom. There's plenty of space for a double bed and your furniture, plus a clever built-in cupboard that doubles as the boiler's home base.

## Rear Garden

Behind the house, you'll find a cosy slice of outdoor space – a practical gravel parking spot nestled alongside a patch of green that's perfect for a morning coffee or an evening breeze.



## Road Map



## Hybrid Map



## Terrain Map



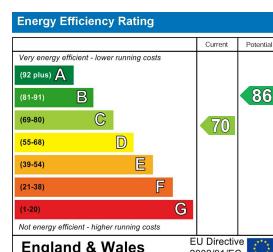
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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