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Worsall Road  
Yarm, TS15 9EB

**Offers in the region of £225,000**

Investment  
3 Bedroom/s  
3 Bathroom/s

End terrace residential investment property comprising three flats with garage and garden. Occupying a generous corner plot on the junction of Worsall Road and Turton Road in a predominantly residential neighbourhood situated approximately 1 mile from Yarm High Street.

Yarm is an affluent and sought after market town nestled on the banks of the River Tees approximately 4 miles south of Stockton, 7 miles west of Middlesbrough and 8 miles east of Darlington. The High Street is well represented incorporating a diverse variety of business occupiers including niche retailers and professional services amongst and a range of bars, restaurants and eateries. Yarm is well served for transport links across the region with swift access to A66, A19 and A1(M).

The property is of traditional brick construction held beneath a multi pitched clay pan tile covered roof with flat section to rear. The property has been converted to provide 2 x ground floor flats and 1 x first floor flat. Each flat is one bedroom incorporating kitchen and bathroom. The flats are each separately accessed and separately served for utilities heated by way of a gas fired central heating system. Externally there is a detached garage, block paved parking area for approximately 3 cars together with an enclosed garden laid to lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Floor Area from EPC - 0.00 sq ft

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MAB 6202



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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)