



## 9 Watling Road , Ingleby Barwick, TS17 5FJ

**£165,000**



Igomove are pleased to present this impressive and immaculately presented three double bedroom property situated within the favoured 'Rings' area of Ingleby Barwick. It is no secret this home offers a fantastic opportunity for any modern day family as well as an ideal first-time purchase due to its prime location. The accommodation is spread over three floors comprising of three bedrooms, one bathroom, large open plan kitchen/family area and downstairs WC



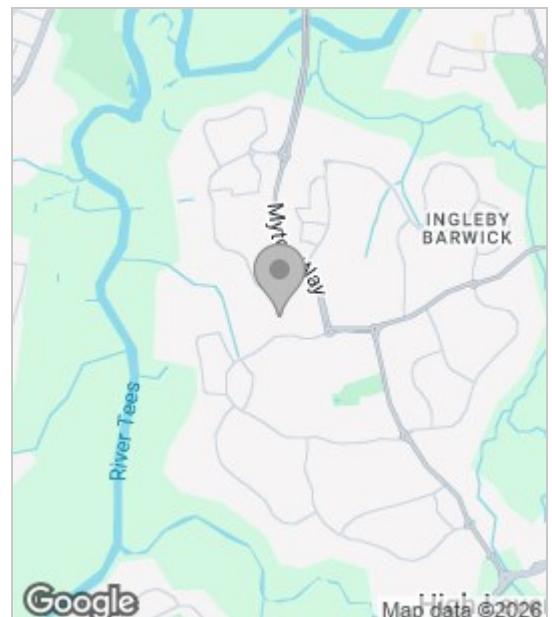
Credit to the homes current owners, the residence is beautifully maintained and tastefully decorated throughout. At ground level is the entrance hallway with the kitchen which directly leads into the large lounge. This space is flooded with natural light and is of generous size, ideal for entertaining and hosting. The kitchen, which boasts ample space for appliances. The lounge features a downstairs WC and French doors out onto the rear garden.

Moving onto the first floor are two greatly proportioned bedrooms with the convenient family bathroom located between the two. Both bedrooms are beautifully presented and spacious. Further upstairs is the master bedroom. This space is large providing great living space offering a pristine finish with its stylish decor.

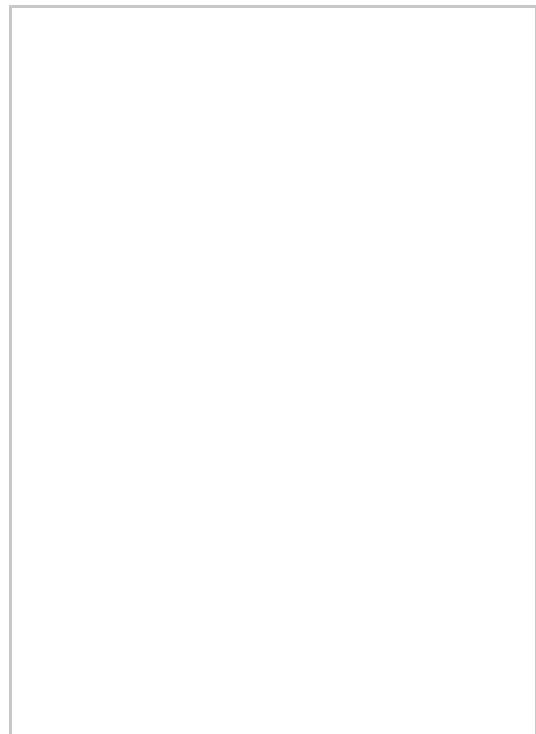
To the front, the residence has the benefit of a double length driveway. To the rear is a spacious garden featuring a patio area, perfect for numerous of activities.

Viewings are highly advised. Contact Igomove 7 days a week to book in your next viewing!

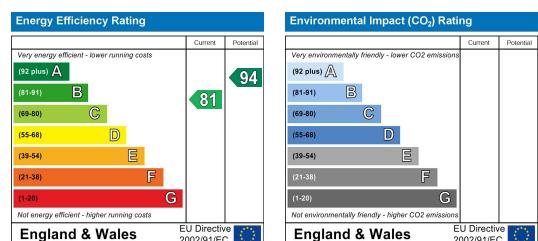
## Area Map



## Floor Plan



## Energy Efficiency Graph



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