



**Hatchlands Park, Ingleby Barwick, TS17 5GU**  
**2 Bed - Apartment - Purpose Built**  
**Offers In The Region Of £79,500**

An ideal opportunity for a rental investor or first time buyer to purchase this well presented two bedroom ground floor flat. This purpose built property internally comprises of entrance hallway, lounge, kitchen, two bedrooms and bathroom/WC. The property benefits from gas central heating, uPVC double glazing and has an allocated parking space in addition to visitors spaces. The property is close to local amenities in the Ingleby Barwick area and has easy access to the A66 which provides excellent commuting to major local towns.



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# Hatchlands Park, Ingleby Barwick, TS17 5GU

## COMMUNAL ENTRANCE HALLWAY

Via audio entry door with door leading into entrance hallway of flat.

## ENTRANCE HALLWAY

With doors leading to lounge, two bedrooms and bathroom/WC, built-in storage cupboard.

## LOUNGE

19'4 x 15'1 (5.89m x 4.60m)

Two uPVC double glazed windows to front elevation, double radiator, laminate flooring and walkway through into kitchen.

## KITCHEN

11'6 x 8'3 (3.51m x 2.51m)

A fitted kitchen with a range of wall, floor and drawer units incorporating a gas hob with built-in electric oven, stainless steel splash back and extractor fan, space for fridge/freezer, plumbing for washing machine, worktop with inset one and a half bowl stainless steel sink unit, mixer tap and single drainer, plumbing for dishwasher, single radiator, wall mounted boiler which provides heating and hot water to the property, uPVC double glazed window to front elevation and laminate flooring.

## BEDROOM 1

13' x 12'11 (3.96m x 3.94m)

uPVC double glazed window to rear elevation and single radiator.

## BEDROOM 2

12'3 x 7'7 (3.73m x 2.31m)

uPVC double glazed window to front elevation and single radiator.

## BATHROOM/WC

Suite comprising of bath with over bath shower and splash screen with mixer tap, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, wall to wall ceramic tiling, tiled floor and uPVC double glazed window to rear elevation.

## OUTSIDE

To the front there is an allocated parking space in addition to visitors spaces to the side.

## NB

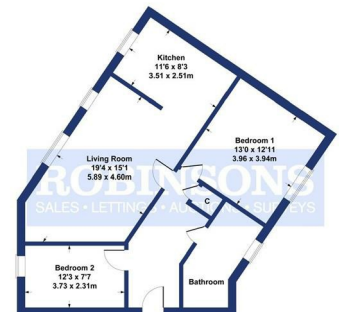
The Tenure is Leasehold.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating: 75 (G) - 77 (G)		Environmental Impact (CO <sub>2</sub> ) Rating: B	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Hatchlands Park  
Approximate Gross Internal Area  
838 sq ft - 78 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, floors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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