



*** FIRST TIME BUYERS ***
 *** FOR SALE VIA AFFORDABLE HOMES SCHEME ***

New to the market, this outstanding two-bedroom mid-terraced property located within the popular 'Rings' area of Ingleby Barwick, located within walking distance of the Sandgate Shops and Local Schools, this property would be an ideal purchase for a first-time buyer.

The property briefly consists of; An Entrance Hallway, Cloakroom/WC, Lounge and Open Plan Kitchen/Diner with French Doors Leading to the Rear Garden.
 The First Floor provides a landing with two bedrooms, master bedroom having the advantage of an ensuite and a separate family bathroom.

External, the property has two allocated parking spaces to the front with a lawned garden, whilst at the rear of the property you will find a well maintained enclosed rear garden.

NOTE: This property is being advertised for sale via the Affordable Homes Scheme. Subject to a Section 106 Agreement, any buyers must meet local eligibility criteria and be approved by Stockton Borough Council.

Greensforge Drive, Ingleby Barwick, TS17 5LT
2 Bed - House - Mid Terrace
£127,500
EPC Rating: C
Council Tax Band: B
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Greensforge Drive, Ingleby Barwick, TS17 5LT

GROUND FLOOR

Entrance Hallway
8'10" x 3'4" (2.71m x 1.02m)
Laminate flooring, 1 x radiator and front entrance door.

Cloakroom/WC
5'4" x 3'0" (1.65m x 0.92m)
Laminate flooring, 1 x radiator, w/c, wash hand basin and 1 x front double glazed window.

Lounge
13'11" x 9'11" (4.25m x 3.04m)
Laminate flooring, 1 x front double glazed window, 1 x radiator and 1 x storage cupboard.

Kitchen/Diner
7'8" x 13'2" (2.35m x 4.02m)
Laminate flooring, 1 x rear double glazed window, rear double doors to garden, wall/base cupboards, sink/drain.

FIRST FLOOR

Landing
3' x 3'2" (0.91m x 0.97m)
Carpet flooring.

Bathroom
Flooring, part tiled, 1 x rear double glazed window, wash hand basin, w/c, 1 x radiator and bath.

Master Bedroom
12'2" x 10'0" (3.72m x 3.07m)
Carpets flooring, 1 x front double glazed window and 1 x radiator.

Ensuite
6'3" x 4'6" (1.93m x 1.38m)
1x front double glazed window, shower cubicle, 1 x radiator, wash hand basin and w/c.


Bedroom Two
9'6" x 6'8" (2.92m x 2.04m)
Carpet flooring, 1 x rear double glazed window and 1 x radiator.

External
Enclosed rear garden, decking area, patio seating area and laid to lawn.

Laid to lawn to the front of the property and ample parking with an allocated space.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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