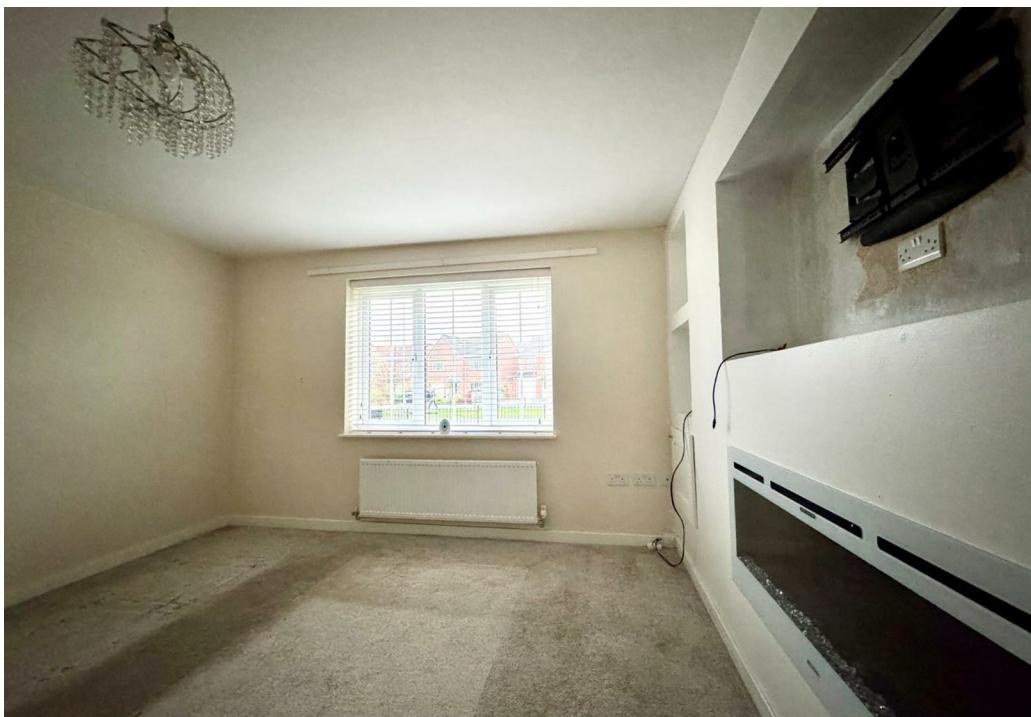




Bourne Morton Drive, TS17 5FL
4 Bed - House - Detached
£245,000

Council Tax Band: D
EPC Rating: B
Tenure: Freehold



Bourne Morton Drive, TS17 5FL

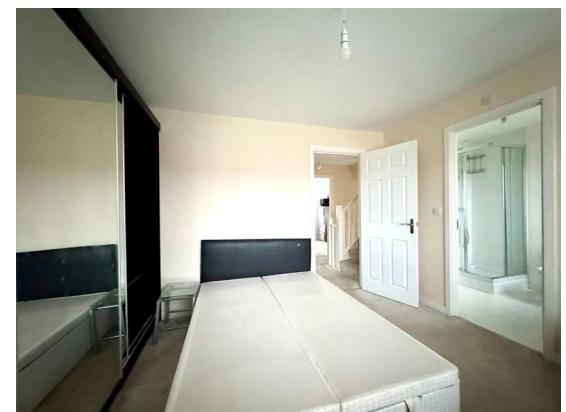
** NO CHAIN **
** IDEAL FAMILY HOME **

Situated on the popular Bourne Morton Drive in Ingleby Barwick, this substantial four bedroom, three storey detached family home offers generous and versatile accommodation, ideal for growing families looking to create their perfect long-term home. The property features four well-proportioned bedrooms arranged over three floors with three and a half bathrooms including 2 en-suites, spacious living and dining areas, a detached garage and a single driveway providing off-street parking. Gardens to both the front and rear offer excellent outdoor space for children, pets and entertaining. The property is being sold as seen and will not be cleared, presenting an excellent opportunity for buyers to modernise and personalise to their own taste.

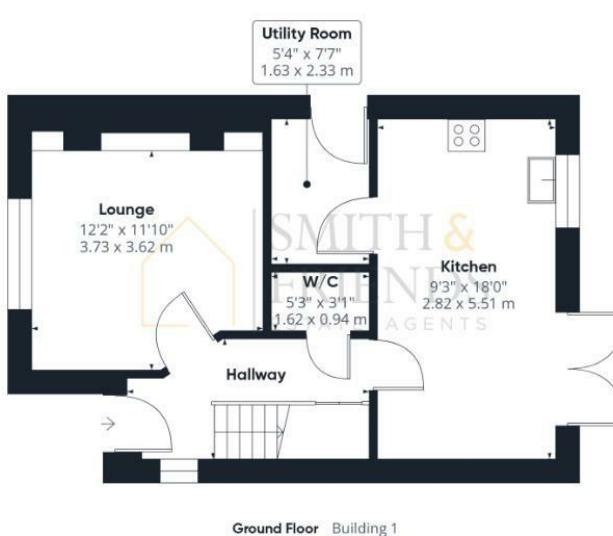
The area benefits from attractive parks, riverside walks, sports facilities and a wide range of shops and leisure options, together with convenient transport links to Stockton, Middlesbrough and the surrounding areas.

The property falls within the catchment of several highly regarded schools, making it an excellent choice for families. Local primary schools include Myton Park Primary School, rated Outstanding by Ofsted, St Francis of Assisi Church of England Primary School rated Good, Whinstone Primary School rated Good and Ingleby Mill Primary School rated Good. Secondary provision is equally strong, with All Saints Church of England Academy rated Outstanding and Ingleby Manor Free School rated Good.

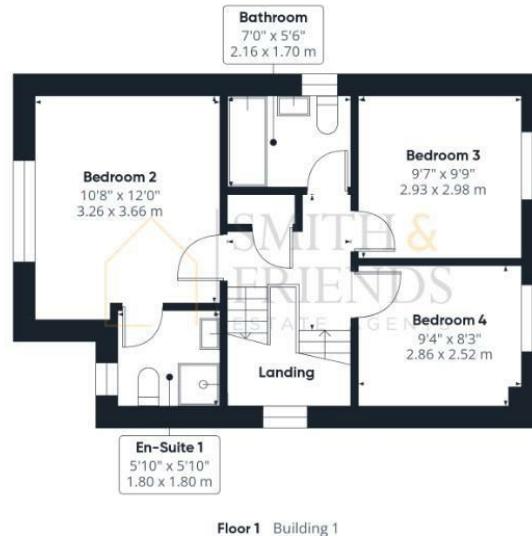
Offering space, location and huge potential, this is a fantastic opportunity to secure a sizeable family home in one of Teesside's most popular residential areas.



- NO CHAIN
- IDEAL FAMILY HOME
- LOCATED IN SOUGHT AFTER THE RINGS AREA
- FOUR GOOD SIZE BEDROOMS
- CORNER PLOT
- GARAGE & OFF ROAD PARKING
- LARGE REAR GARDEN
- OPEN-PLAN KITCHEN/DINER
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- CONVENIENT LOCATION TO SANDGATE SHOPS



Ground Floor Building 1

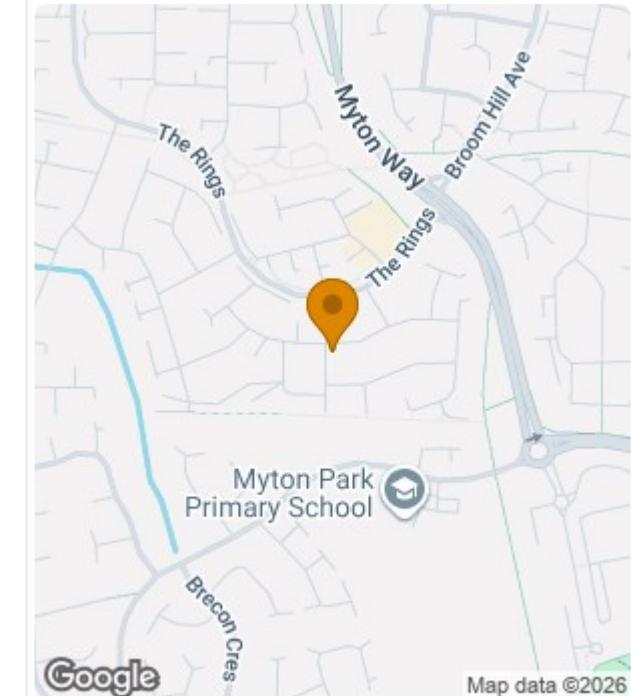


Floor 1 Building 1

Approximate total area⁽¹⁾

1303 ft²
121 m²

Reduced headroom
15 ft²
1.4 m²



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	81	91
(81-91)	B		
(69-80)	C		
(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			

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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