



Cradoc Grove, Ingleby Barwick, TS17 5EE
3 Bed - House - Detached
£230,000

Council Tax Band: C
EPC Rating:
Tenure: Freehold



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Cradoc Grove, TS17 5EE

A well-presented and much-improved three-bedroom detached home, ideally positioned within a quiet cul-de-sac in the popular Roundhill area of Ingleby Barwick. Offered for sale with NO ONWARD CHAIN, this excellent property is likely to appeal to first-time buyers, families and investors alike.

The accommodation briefly comprises an entrance porch leading into a spacious open-plan lounge and dining room, with French doors opening directly onto the rear garden. The modern fitted kitchen features stylish white high-gloss units and tiled flooring.

To the first floor are three good-sized bedrooms, with the master bedroom benefiting from fitted wardrobes and en-suite shower room. A recently upgraded family bathroom completes the accommodation.

The property has been significantly improved by the current vendor, including a recently installed boiler, full electrical re-wire and new composite front door, offering peace of mind for the next owner.

Externally, the property benefits from a large block-paved driveway providing parking for multiple vehicles, together with a single garage. To the rear is a generous, landscaped garden with artificial lawn, creating a low-maintenance outdoor space which is not overlooked.

Situated close to local schools, shops and amenities, the property also offers excellent transport connections to the A66, A19 and A174, making it well placed for commuting across Teesside and beyond.

An attractive and substantially improved detached home in a sought-after residential location, offered with the added benefit of no onward chain.



GROUND FLOOR

Entrance
4'4" x 3'1" (1.33m x 0.95m)

Living Room
23'1" x 10'7" (7.06m x 3.24m)

Kitchen
12'2" x 10'9" (3.73m x 3.30m)

FIRST FLOOR

Landing
6'3" x 5'4" (1.91m x 1.63m)

Bedroom 1
11'0" x 9'1" (3.37m x 2.79m)

En-Suite
5'2" x 5'0" (1.60m x 1.54m)

Bedroom 2
9'6" x 9'1" (2.90m x 2.78m)

Bedroom 3
8'2" x 9'11" (2.50m x 3.04m)

Bathroom
8'0" x 4'7" (2.46m x 1.41m)

EXTERNALLY

Garage
15'9" x 8'2" (4.81m x 2.51m)







Ground Floor



Floor 1

Approximate total area⁽¹⁾

937 ft²
87.1 m²

Reduced headroom

30 ft²
2.8 m²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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