



Bourne Morton Drive, Ingleby Barwick, TS17 5FH Council Tax Band: B
2 Bed - House - Mid Terrace EPC Rating: B
£155,000 Tenure: Freehold



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Bourne Morton Drive, TS17 5FH

Situated within the highly sought-after 'Rings' development in Ingleby Barwick, this beautifully presented two-bedroom terraced home offers modern, low-maintenance living and benefits from the remainder of the NHBC warranty, providing added peace of mind for prospective buyers.

The accommodation briefly comprises an entrance into a bright and spacious open-plan living room and modern fitted kitchen, creating the perfect space for both relaxing and entertaining. The contemporary kitchen offers ample storage and workspace, while a convenient downstairs WC completes the ground floor.

To the first floor are two generous double bedrooms and a stylish, modern family bathroom finished to a high standard.

Externally, the property boasts a private west-facing rear garden, ideal for enjoying afternoon and evening sunshine, together with off-road driveway parking for two vehicles.

Ideally positioned close to highly regarded schools, local shops, supermarkets and everyday amenities, the property also benefits from excellent transport links with easy access to the A66, A19 and A174, making it ideal for commuters.

An excellent opportunity for first-time buyers, buy-to-let investors or those looking to downsize, this ready-to-move-into home combines a desirable location with modern accommodation and should be viewed at the earliest opportunity.

GROUND FLOOR

Hallway

4'1" x 5'1" (1.27m x 1.56m)

Kitchen \ Living Room

22'1" x 12'3" (6.74m x 3.74m)

WC

5'1" x 2'9" (1.55m x 0.86m)

FIRST FLOOR

Landing

6'0" x 3'6" (1.83m x 1.08m)

Bedroom 1

7'10" x 12'2" (2.41m x 3.73m)

Bedroom 2

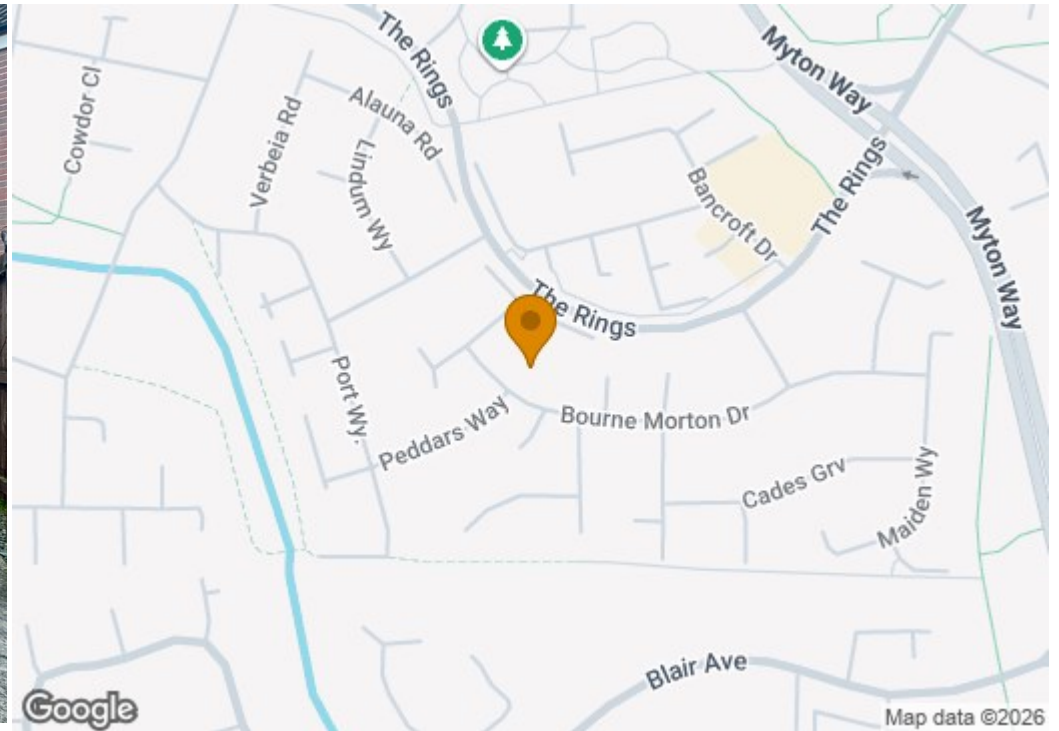
7'7" x 12'0" (2.33m x 3.67m)

Bathroom

6'0" x 5'7" (1.85m x 1.72m)









Approximate total area⁽¹⁾
 514 ft²
 47.8 m²

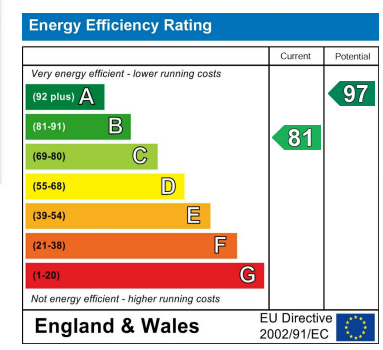
Reduced headroom
 12 ft²
 1.1 m²

(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.

GIRAFFE 360



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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