

Apsley Way

**INGLEBY
HOMES**
SALES & LETTINGS



£169,995

THE
ESTAS
ESTATE AGENT
AWARDS 2018
GOLD WINNER
NORTH EAST



GROUND FLOOR

Hall

Cloakroom/WC

Lounge 13' 4" x 13' 3" (4.06m x 4.04m)
With box bay window to the front.

Kitchen/Diner 16' 2" x 8' 6" (4.92m x 2.59m)
The kitchen enjoys a range of fitted wall and base cabinets incorporating work surfaces and tiled surrounds. Built-in oven with hob and extractor above, plumbing for an automatic washing machine, sliding patio doors at the dining end meet the conservatory.

Conservatory 12' 6" x 8' 0" (3.81m x 2.44m)
With French doors to the garden. A great addition to the ground floor living space.

FIRST FLOOR

Bedroom Two 9' 8" x 8' 8" (2.94m x 2.64m)

Bedroom Three 8' 8" x 8' 4" (2.64m x 2.54m)

Bedroom Four 8' 8" x 6' 2" (2.64m x 1.88m)

Dressing Room/Study/Nursery 7' 2" x 4' 0" (2.18m x 1.22m)

Family Bathroom

SECOND FLOOR

Master Bedroom 13' 2" x 11' 10" (4.01m x 3.60m) (reducing to 9'2)
With two feature rear Velux windows.

En-suite
With shower cubicle, low level WC and pedestal hand wash basin.

Externally

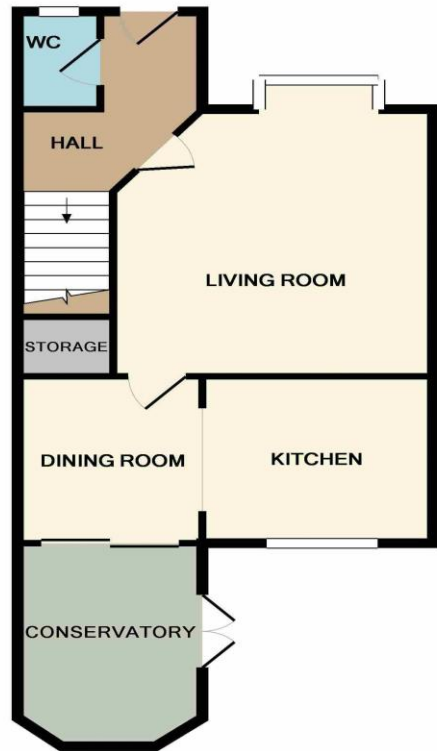
A drive to the front allows off road parking and approaches the single garage with an up and over door and is situated in a block of four. The well tended front garden is established with shrubs and slate chip borders and a path to the entrance. The rear garden is fully fence enclosed, laid to lawn with raised timber deck, rear end patio and gated side access.



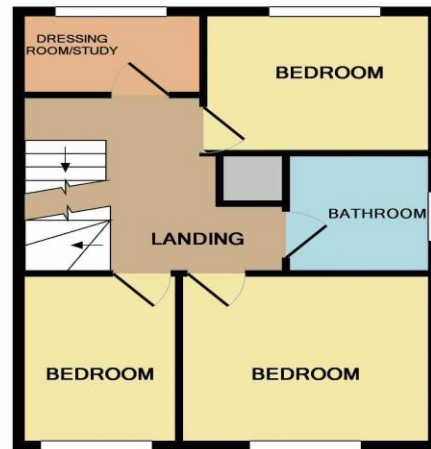


Available with immediate vacant possession, this deceptively spacious four bedroom semi-detached townhouse is located in the ever popular 'Rings' area of Ingleby Barwick. Enjoying an enclosed southerly rear garden and rear conservatory amongst other features.

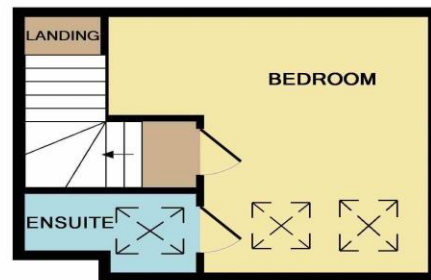
Benefitting from full UPVC double glazing and gas central heating, the internal accommodation briefly comprises: an entrance hall, cloakroom WC, lounge, open plan kitchen diner and rear conservatory to the ground floor. The first floor offering three of the bedrooms, and additional dressing room/study/nursery along with the family bathroom. The master bedroom and en-suite occupy the second floor.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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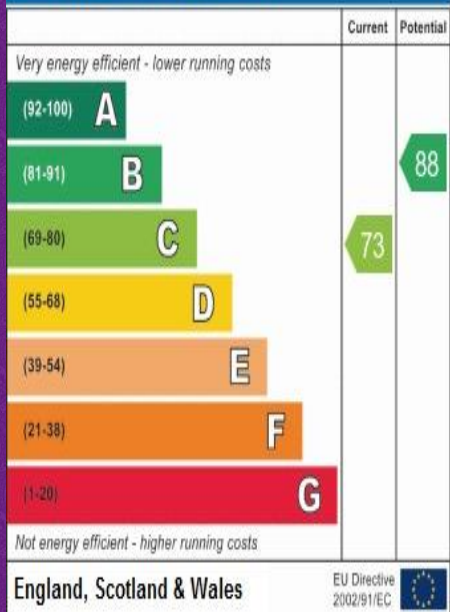
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

