

# Foston Way



Impressive and spacious accommodation over three levels

Modern, and popular 'Northshore' development

Spacious lounge and separate kitchen/diner

Four bedrooms, three being ensuite, 'Master' with feature 'Sun Terrace'

Ample parking and enclosed rear garden

**£240,000**



Multi-Award Wining

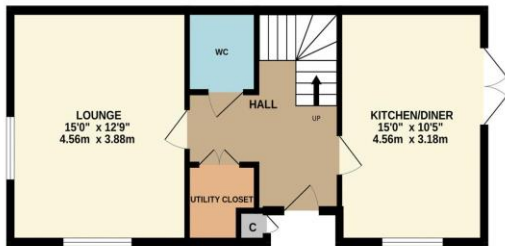




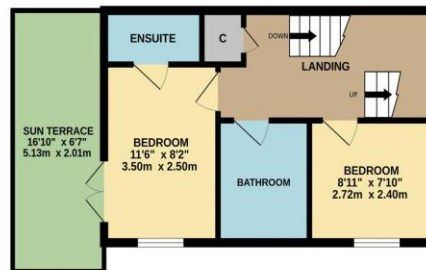
This modern property delivers spacious accommodation over three impressive levels. Located on the popular and striking 'Northshore' development, sitting alongside the River Tees, offering lovely walks, whilst being in touching distance of some fantastic amenities. Stylish and attractive throughout, internal inspection is highly recommended, with features such as the 'Master' bedroom with ensuite and 'Sun Terrace', generous lounge, modern kitchen, enclosed garden, and 'Jack & Jill' ensuite to bedrooms 3 and four, being worthy of special mention.

Externally there is ample parking provided by way of block-paved bays, owner allocated, whilst the enclosed rear garden is laid to lawn and patio, with timber shed, looking out toward a private, tree-lined view. Internally, the spacious accommodation comprises a feature entrance hall, cloakroom/WC, useful utility closet, impressive lounge and separate kitchen/diner with fitted 'Symphony' kitchen, and 'French' doors to the garden on the ground floor. The first floor brings the family bathroom, and two of the bedrooms, one being the 'Master' with modern ensuite, and lovely 'Sun Terrace'. Two more good double bedrooms are brought on the second floor, sharing an attractive 'Jack & Jill' ensuite.

GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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# "The Property Experts"







Tenure: Freehold

Council Tax Band: D

EPC Rating: B

**INGLEBY  
HOMES**  
SALES & LETTINGS

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