

Infinity View,



£162,500

IH INGLEBY HOMES





This especially modern, and presented two bedroom detached house, situated in a cul-de-sac within the popular Northshore development close to the River Tees, and may appeal to a wide variety of buyers. Being sold as part of TAYLOR WIMPEY PART-EXCHANGE SCHEME

Internally, you arrive in to the hall, passing the cloakroom/WC, on toward the modern, contemporary open plan lounge/kitchen with French doors opening to the rear garden. The kitchen features a range of units and integrated appliances, including an oven, gas hob, fridge/freezer, and washing machine.

Upstairs, there are two good sized bedrooms, with the 'Principal' bedroom offering an ensuite shower room. Separate modern family bathroom, with a shower over the bath, completes the living space.

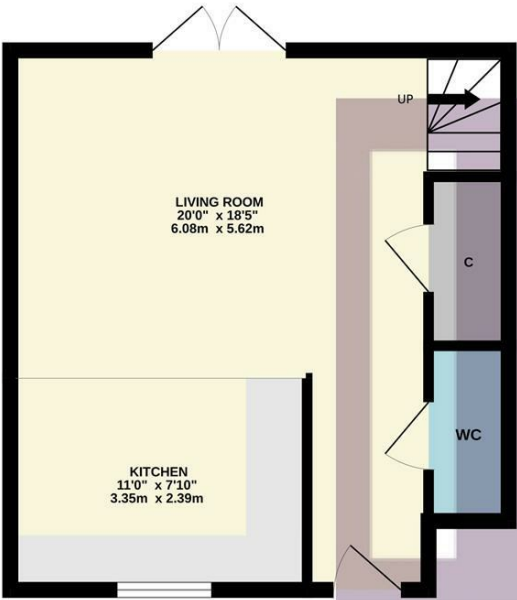
Externally, the front of the property has allocated parking, and additional visitor bay, while the rear features a low maintenance courtyard garden with a patio and decking area, softened by established shrubbery.

Located near the River Tees, this property enjoys close proximity to Queen's Campus Durham University. Riverside strolls and cycling paths extend towards Stockton and Middlesbrough. Tees Barrage and Teesside Park Shopping Centre are conveniently nearby, as are the A66 and A19 for commuting. This wonderful property will appeal to a variety of buyers.

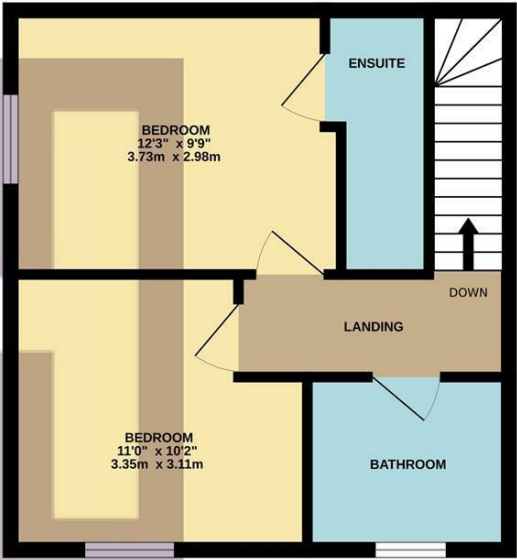


The Layout

GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B	82		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The Location



Council Tax Band: B
Tenure: Freehold



- Modern, two bedroom detached home
- Available for sale under a 'TAYLOR WIMPEY PART EXCHANGE SCHEME'
- No forward chain
- Contemporary open-plan living/kitchen area
- Two double bedrooms, 'Principal' with ensuite
- Viewing advised