



35 Hatchlands Park

, Ingleby Barwick, TS17 5GT

Offers in excess of £180,000

A SUPERB FAMILY HOME OR STARTER HOME FOR SOMEONE WISHING TO PURCHASE A PROPERTY WITH NO ESSENTIAL WORKS TO BE CARRIED OUT, AND WHO WISH TO LIVE IN A BEAUTIFULLY PRESENTED AND SPACIOUS THREE STOREY FAMILY HOME. BENEFITTING FROM BEING SET ON A FAR LARGER THAN STANDARD PLOT BOASTING WRAP AROUND GARDENS TO THREE SIDES, THE PROPERTY OFFERS A LOT OF POTENTIAL FOR EXTENDING OR TO INCREASE THE CURRENT AMOUNT OF PARKING. THE PROPERTY HAS MANY STAND OUT FEATURES, NONE OTHER THAN THE REFURBISHED / UPGRADED KITCHEN WITH INTEGRATED APPLIANCES, THREE WELL PROPORTIONED BEDROOMS OF WHICH THE UPPERMOST HAS A WALK IN WARDROBE, BOTH A MODERN WHITE FIRST FLOOR BATHROOM AND ADDITIONAL DOWNSTAIRS CLOAKROOM AND THE IMPRESSIVELY SIZED LAWNED GARDENS . BEING SET IN A CORNER AT THE FOOT OF A CUL-DE-SAC THE PROPERTY BENEFITS FROM A LARGE AMOUNT OF PRIVACY. AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED FOR ALL THE POSITIVES TO BE SEEN AND APPRECIATED.

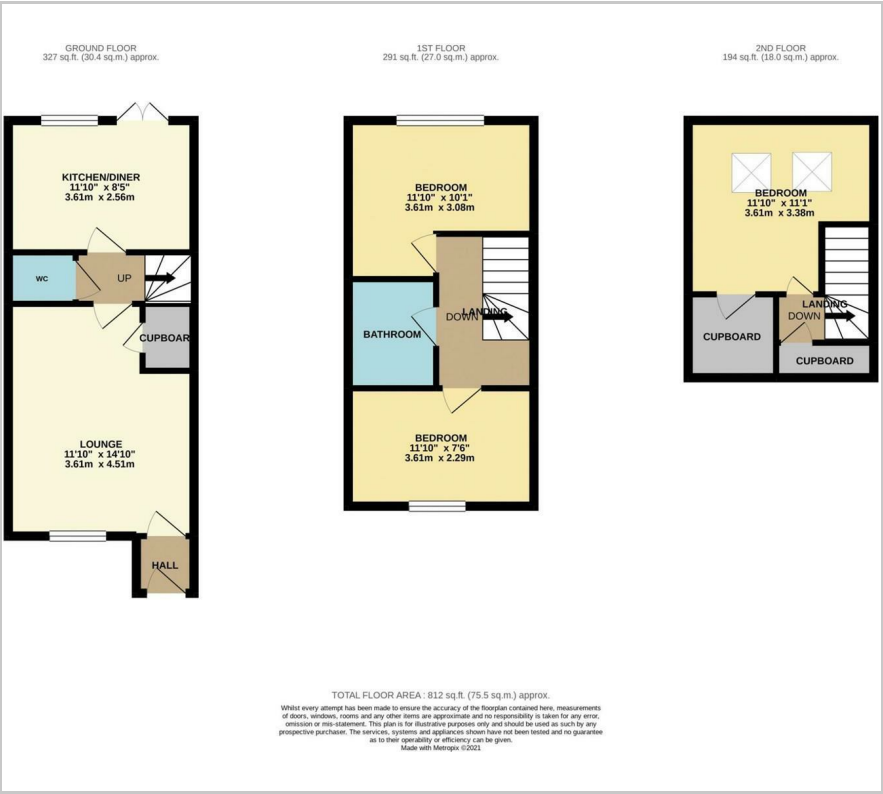
- SCOPE TO INCREASE THE AMOUNT OF OFF STREET PARKING OR EVEN THE PROPERTY SIZE ITSELF COURTESY OF AN EXTENSION DUE TO THE SIZE OF THE PLOT (SUBJECT TO PLANNING CONSENTS)
- A BEAUTIFULLY REFURBISHED KITCHEN THAT ACCESSES THE PAVED PATIO OUTSIDE MAKING IT IDEAL FOR OUTSIDE DINING AND ENTERTAINING
- A SINGLE WIDTH BUT DOUBLE LENGTH DRIVEWAY TO THE FRONT OF THE PROPERTY PROVIDING PARKING FOR TWO VEHICLES.
- THE PROPERTY HAS RECENTLY HAD AN 'E.V.' CHARGER AND SOLAR PANELS FITTED (NONE LEASED) WHICH WILL BE LEFT IN SITU
- THERE IS A LARGE TIMBER BUILT GARAGE / SHED WHICH CAN SERVE A LARGE NUMBER OF STORAGE PURPOSES DEPENDING ON NEED OF THE OWNER
- IDEALLY POSITIONED FOR ACCESS TO THE A66, A174, A19 AND ALSO INTO THORNABY / MIDDLESBROUGH / STOCKTON
- A RENEWED GAS COMBI BOILER

Viewing

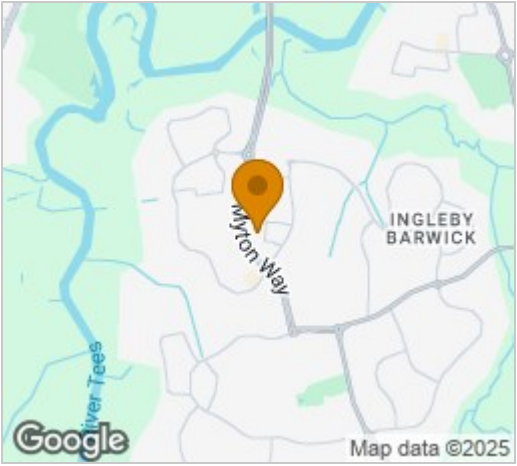
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



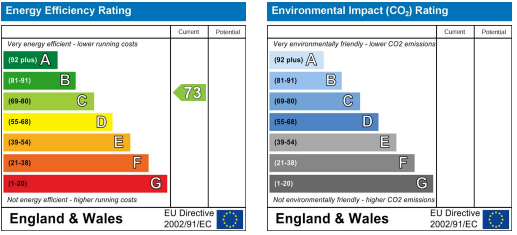
Floor Plan



Area Map



Energy Efficiency Graph



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