



# Manor Road

Ingleton



**ADDISONS**

PROPERTY • RURAL • VALUATION



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# ABOUT THE PROPERTY

We are pleased to bring to the market this fabulous three bedroom family home located on a good sized plot within the the popular village of Ingleton.

The property offers spacious internal accommodation in addition to off street parking, front and rear gardens. Being in need of modernisation and updating but offering a wonderful opportunity for the potential purchaser.

The accommodation briefly comprises: - Hallway, Living Room, Kitchen, Cloakroom, Three Bedrooms and Family Bathroom. Front Garden, Driveway, Garage/Workshop, Rear Lawned Garden, Allotment Garden, Outhouse, Timber Sheds and Greenhouse. Gas Central Heating and Double Glazing Throughout.

Ingleton is a thriving village community situated in the lower reaches of the picturesque Teesdale Valley and has a Primary school and public house. The village is well located for access to surrounding towns including Darlington and Barnard Castle, as well as the A1 and A66.



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# ACCOMMODATION

## Hallway

Storage cupboard, radiator, cloaks rail and stairs rising to the first floor accommodations. Doors leading to the living room, kitchen and ground floor cloakroom.

## Living Room

Feature real flame effect gas fire with marble back, hearth and wood surround. Window to dual aspect, twin lights, coving to ceiling, storage cupboard to alcove and two radiators.

## Kitchen

Fitted with a range of wall and floor units, worktops incorporating stainless steel sink unit, tiled splashbacks, space for slot-in cooker with extractor fan over. Plumbing for washing machine, space for undercounter fridge, radiator, windows to dual aspect and door leading to the rear garden. There is space within the kitchen for a family sized table and chairs.

## Cloakroom

Low level wc, wall mounted central heating boiler, hand wash basin, radiator and obscured glazed window to the side elevation.

## FIRST FLOOR

### Landing

Window to the front elevation, loft hatch, storage cupboard and doors providing access to the first floor accommodation. The loft can be accessed via loft ladders.

### Bedroom One

Double bedroom with coving to ceiling, storage cupboard, radiator and window overlooking the rear garden.

### Bedroom Two

Double bedroom with coving to ceiling, radiator and window looking out over the rear garden.

### Bedroom Three

Single bedroom with coving, radiator and window to the front elevation.



### **Bathroom**

Panelled bath with electric shower over, pedestal hand wash basin, low level wc, obscured glazed window, tiled splashbacks and radiator.

### **EXTERNALLY**

A wrought iron gate provides access an easily maintained pebbled front garden with central pathway leading to the front door. Double wrought iron gates access the pebbled driveway which provides off street parking and leads to a timber garage/workshop. There is also separate access to the rear garden.

### **Garage/Workshop**

Double door entry having both power and light installed. Pedestrian door which is accessed from the rear garden.

To the rear of the property there is a paved patio area positioned directly behind the kitchen and provides entry to an outhouse. The outhouse provides additional storage with both light and power being installed. A good sized garden being predominantly laid to lawn with an allotment style garden having raised beds. Within the garden there are two timber sheds and greenhouse.

The property enjoys views to the side off the property overlooking a village green and countryside views beyond.

### **COUNCIL TAX**

Band B

### **VIEWING**

Strictly by appointment through the selling agents Addisons Chartered Surveyors  
T: 01833 638094 opt 1.

### **TENURE**

Freehold

### **SERVICES**

Mains water, main drainage, mains gas and mains electricity

### **PRICE**

£185,000

### **BROCHURE**

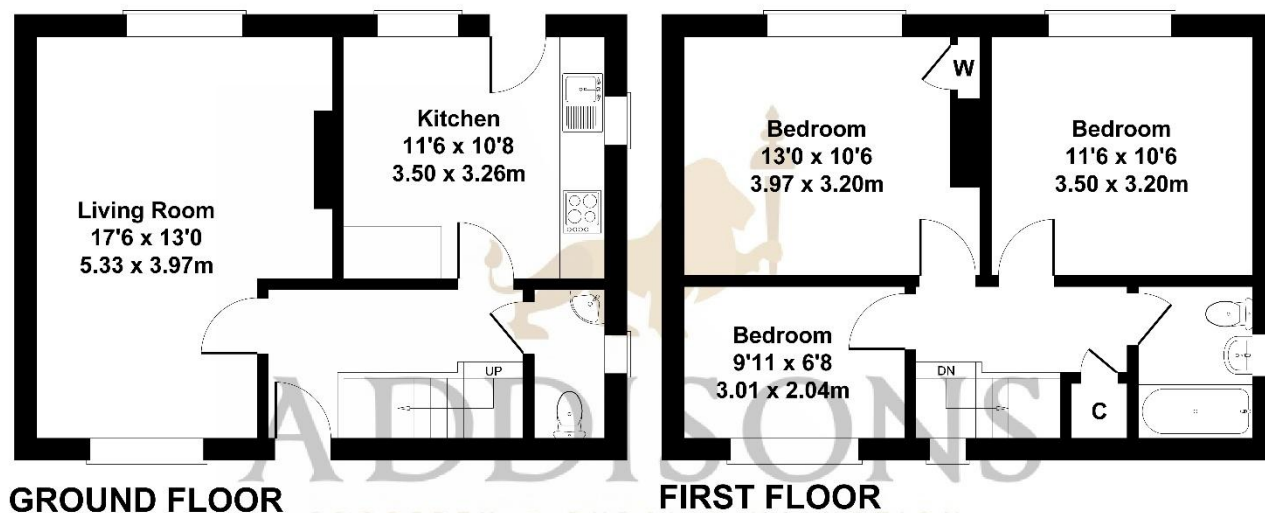
Photographs and details taken March 2023.





# Floor Plan

## 22 Manor Road, Ingleton



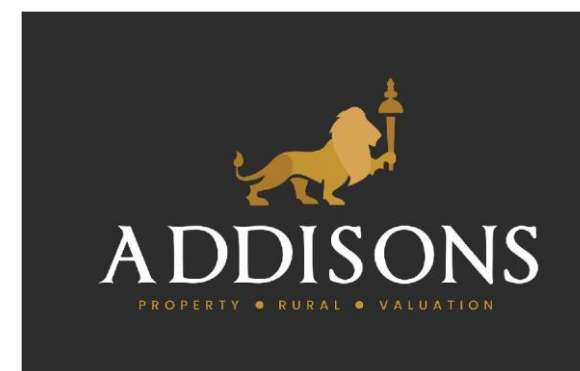
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		83
69-80 <b>C</b>		
55-68 <b>D</b>	68	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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