



65 Port Way, Ingleby Barwick, TS17 5FS
£234,995

PROPERTY
PERSPECTIVE

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk



We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen plus contemporary bathroom, en suite and WC. Items of note include French doors to rear, off road parking and a well presented rear garden. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front plus a detached garage.

Tenure - Freehold

Estate Management charges - £120 per year

Council Tax - Band D

The property comprises

Ground Floor

Hallway

With fitted flooring plus access to store.

Lounge 12'10" (max) x 12'1" (max) (3.92m (max) x 3.70m (max))
Ornamental fireplace plus built in cabinets. With fitted flooring.

Dining Kitchen 17'11" (max) x 9'2" (max) (5.48m (max) x 2.81m (max))

Having a comprehensive range of modern wall and base units with complimenting laminate work tops. Integrated appliances include oven, hob, hood, dishwasher and fridge freezer.

Utility 5'7" (max) x 5'4" (max) (1.71m (max) x 1.63m (max))

Modern units with laminate worktops and upstands plus fitted flooring with access to store.

WC 5'3" (max) x 3'0" (max) (1.61m (max) x 0.92m (max))

White sanitary ware plus tiling. With fitted flooring.

First Floor

Landing

With fitted flooring plus access to store.

Bedroom 1 12'10" (max) x 10'7" (max) (3.92m (max) x 3.25m (max))

With fitted flooring.

En Suite 5'11" x 5'10" (1.81m x 1.78m)

Having modern white sanitary ware, chrome ladder radiator, tiled walls plus shower. With fitted flooring.

Bedroom 2 9'5" (max) x 9'2" (max) (2.89m (max) x 2.81m (max))

With fitted flooring.

Bedroom 3 9'5" (max) x 8'5" (max) (2.88m (max) x 2.57m (max))

With fitted flooring.

Bathroom 6'9" x 5'6" (2.08m x 1.68m)

Having modern white sanitary ware, bath, chrome ladder radiator plus tiled walls. With fitted flooring.

External

There are well presented and upgraded gardens. There is off road parking to the rear plus a detached garage

