

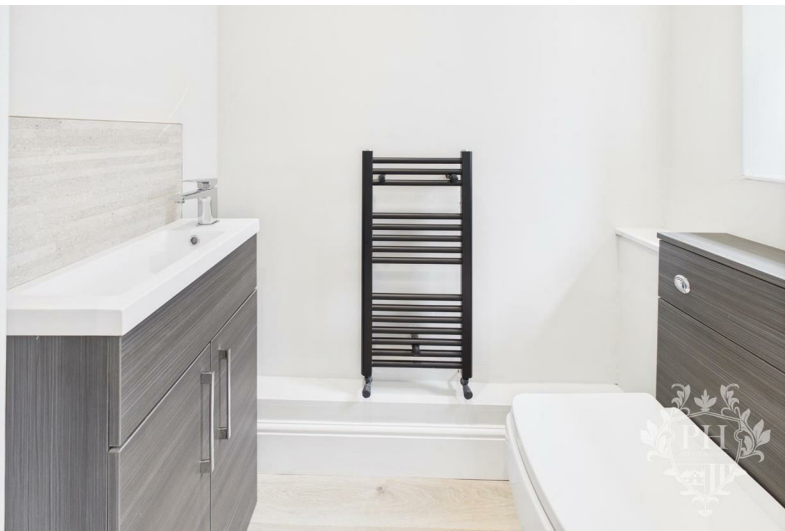
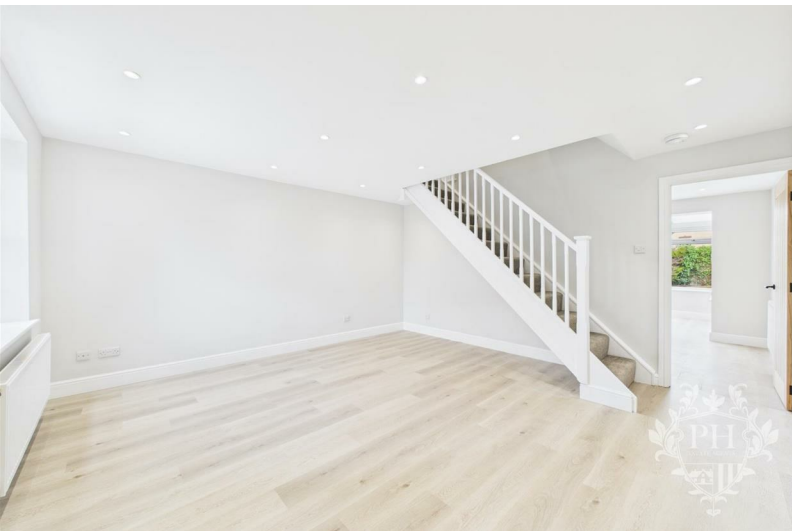


## 12 Irthing Close

, Ingleby Barwick, TS17 0FE

Asking Price £249,950

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## Front Garden

Low maintenance front garden with gravel area ideal for extra parking.

## Hallway

Step through a brand new composite door with a smart lock, allowing you to securely open your front door from anywhere in the world. Enter the bright hallway, which leads to the downstairs WC and the living room. The space features LVT flooring, fresh décor, and spotlights.

## Downstairs WC

Featuring a modern sink and closed cistern toilet in a modern wood effect.

This room has low maintenance LVT flooring and heated towel rail.

## Livingroom

The living room is spacious, offering plenty of flexibility to suit your needs. Whether you want a big screen TV or a large L-shaped sofa, you have endless options for arranging the space. This room features LVT flooring, a new radiator, and provides access to the first-floor living accommodation.

## Kitchen

This kitchen is all about sleek, modern living, with stylish light grey cabinets and drawers that make the whole space feel fresh and open.

You'll find top-of-the-line appliances ready to go—an integrated 50/50 fridge-freezer, AEG double oven, induction hob, and dishwasher—plus room for your favorite washing machine.

The luxury vinyl tile flooring flows seamlessly into the kitchen, which opens right into the sun room, perfect for soaking up the light.

The kitchen is where the brand new boiler is located with a thermostat that can be controlled anywhere in the world from a smart phone when connected to the internet.

## Sun Room

Step into this inviting sunroom, where natural light pours through expansive windows, filling the space with a warm, golden glow throughout the day.

The floor is finished with elegant luxury vinyl tile (LVT), offering both durability and timeless style that pairs beautifully with any decor.

The seamless transition between indoors and outdoors makes this room a perfect setting for memorable meals—imagine a dining area where every breakfast is bathed in morning sunlight and every dinner feels like an al fresco experience. With its airy ambiance and practical flooring, this sunroom is truly designed for both comfort and entertaining, making it an ideal choice for your dining room.

## Bathroom 1

Step into this modern bathroom, where floor-to-ceiling tiles create a sleek and seamless look, making the space feel both luxurious and easy to maintain.

The room features a stylish vanity unit that combines a practical sink with ample storage, keeping essentials tucked neatly out of sight.

The bath comes complete with a shower overhead, offering flexibility for both quick rinses and long, relaxing soaks. Clean lines and thoughtful design make this bathroom both functional and inviting.

## Bathroom 2

Step into this modern bathroom retreat, where sleek design meets everyday functionality.

The centrepiece is a spacious walk-in glass shower, offering an open and airy feel while making a bold visual statement.

Along one wall, a tall, wall-mounted storage unit provides ample space for towels and toiletries, keeping the room

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uncluttered and organised.

The contemporary sink vanity unit adds both style and practicality, featuring clean lines and generous storage below. The toilet, with its concealed cistern, maintains the minimalist aesthetic, while elegant tiles throughout the space tie everything together with a polished, cohesive finish.

### Bedroom 1

Bedroom one located to the front is bright and inviting, illuminated by modern spotlights that cast a warm, even glow throughout the space. Soft, plush new carpeting underfoot adds a sense of luxury and comfort, making every step feel cosy. Along one wall, a sleek new radiator. The decor is neutral, with gentle tones of grey. Altogether, the room feels fresh, contemporary, and ready to be styled to suit any taste.

### Bedroom 2

Bedroom two located to the front is bright and inviting, illuminated by modern spotlights that cast a warm, even glow throughout the space. Soft, plush new carpeting underfoot adds a sense of luxury and comfort, making every step feel cosy. Along one wall, a sleek new radiator. The decor is neutral, with gentle tones of grey. Altogether, the room feels fresh, contemporary, and ready to be styled to suit any taste.

### Bedroom 3

Bedroom three located to the rear is bright and inviting, illuminated by modern spotlights that cast a warm, even glow

throughout the space. Soft, plush new carpeting underfoot adds a sense of luxury and comfort, making every step feel cosy. This benefits from a cupboard which can be used for storage.

### Bedroom 4

Bedroom four located to the rear is bright and inviting, illuminated by modern spotlights that cast a warm, even glow throughout the space. Soft, plush new carpeting underfoot adds a sense of luxury and comfort, making every step feel cosy. Along one wall, a sleek new radiator. The decor is neutral, with gentle tones of grey. Altogether, the room feels fresh, contemporary, and ready to be styled to suit any taste.

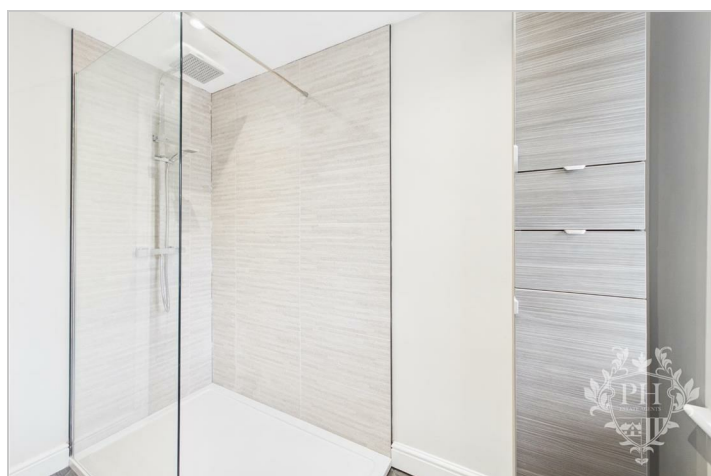
### Rear Garden

Low maintenance garden made up of panda gravel for low maintenance and sleeper edge border.

Porcelain tile path leading from back doors to the front door.

### Garage

The garage has had a new anthracite electric roller door complete with control until and two fobs.



Road Map



Hybrid Map



Terrain Map



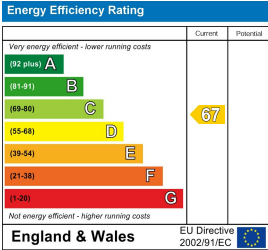
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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