



PH ESTATE AGENTS



12 Irthing Close  
, Ingleby Barwick, TS17 0FE

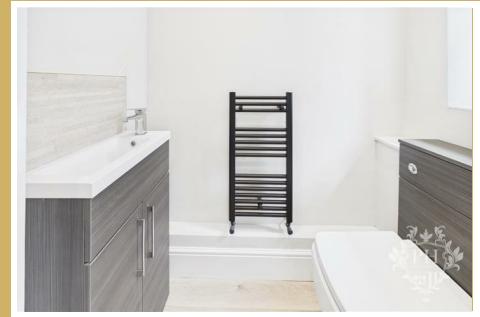
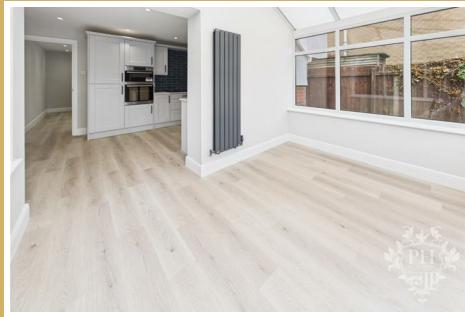
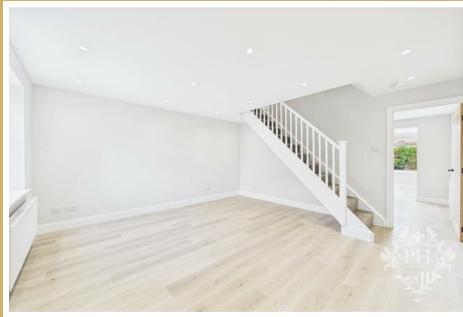
£210,000



# 12 Irthing Close

, Ingleby Barwick, TS17 0FE

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## Important Information

### Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

#### How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

#### Identification

- Valid passport or driving licence.

#### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

#### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

#### Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

#### Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

#### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

#### Terms & Conditions / Disclaimers

• All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

• Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.

• Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

• We reserve the right to amend or withdraw this property from the market at any time without notice.

• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

• By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

## 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 ambience 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 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

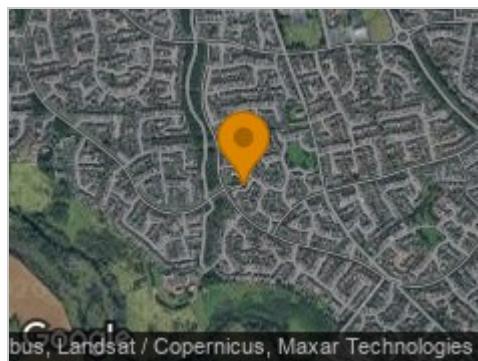
The garage has had a new anthracite electric roller door complete with control unit and two fobs.



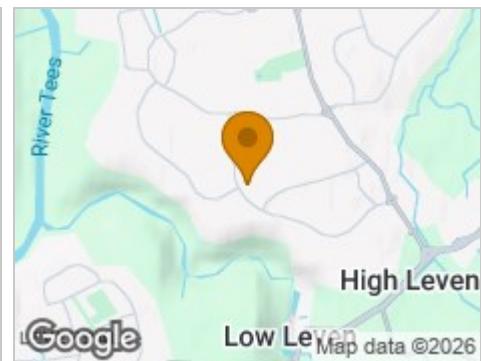
## Road Map



## Hybrid Map



## Terrain Map



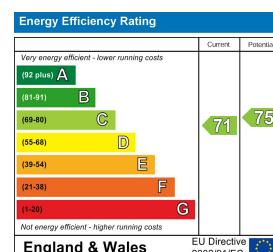
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.