

**GREENSFORGE DRIVE, INGLEBY BARWICK,
STOCKTON-ON-TEES, TS17 5LZ**



- ▲ Constructed in 2015 and enjoying a prime position within The Rings area of Ingleby Barwick
- ▲ An impressive two bedroom first floor apartment which will appeal to a variety of prospective buyers
- ▲ Offered for sale with the benefit of NO ONWARD CHAIN
- ▲ Spacious lounge/diner with double glazed French doors and Juliet balcony
- ▲ Kitchen with a range of fitted units and built in oven and hob
- ▲ Two generous bedrooms
- ▲ Bathroom with white three piece suite
- ▲ Gas central heating system via a combination boiler and double glazing
- ▲ Allocated parking and additional visitors' spaces

£92,500

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Constructed in 2015 and enjoying a prime position within The Rings area of Ingleby Barwick, an impressive two bedroom first floor apartment which will appeal to a variety of prospective buyers and is offered for sale with the benefit of NO ONWARD CHAIN.

GROUND FLOOR

Communal secure entrance with staircase to upper floors.

HALLWAY

LOUNGE - 6.26m (20'6") x 3.69m (12'1") (maximum measurements)
Opening to ...

KITCHEN - 3.69m x 2.01m (12'1" x 6'7")

BEDROOM ONE - 3.34m x 3.27m (10'11" x 10'9")

BEDROOM TWO - 3.73m x 2.28m (12'3" x 7'6")

BATHROOM - 2.87m (9'5") x 1.72m (5'8") (maximum measurements)

EXTERNALLY

PARKING

Allocated parking and additional visitors' spaces.

AGENTS NOTE:

Ground Rent: £280 PCM - Covered until January 2027
Service Charge: £1,663.15 Covered until January 2027

AGENTS REF: - DC/LS/ING250595/06052026

Council Tax Band: B

Tenure: Leasehold

TO VIEW: Tel: 01642 763636

Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



TO VIEW: Contact our Ingleby Barwick Office on Tel: **01642 763636**
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA