



Abbotsford Court, Ingleby Barwick, TS17 5GF

Offered for sale with the benefit of NO ONWARD CHAIN ! This extended four bedroom detached family townhouse located on The Rings development in Ingleby Barwick, is likely to appeal to family buyers, as this substantial home offers ample space over three floors.

The accommodation benefits double glazing and features a welcoming lounge that leads to an impressive open plan kitchen/dining/family room, enhanced by both French doors and bi-folding doors that allow light to flood into this modern space. The extended kitchen offers a variety of units providing plenty of storage and worktop space. Completing the ground floor accommodation is a third reception room that can be used for storage, an office, or a playroom, along with a convenient downstairs W/C.

To the first floor there are three good size bedrooms, with the master bedroom benefiting from an en-suite shower room, and a family bathroom with a shower and screen over the bath.

To the top floor there is a further bedroom that includes an excellent storage area. This property also benefits from gas central heating operated via a Baxi 400 boiler installed in January 2026 and covered with a 5 year warranty. Additionally, the Seller has installed an 'Eliminator Vortex' which is a filter solution to protect the system against all types of debris.

Externally to the front of the property is a lawned garden and parking for up to two vehicles. To the rear of the property is a low maintenance lawned garden with patio area.

Situated within close proximity of good schools, shops, parks and with A66 and A19 providing excellent transport links to Teesside and the surrounding area, this is sure to be a popular property and early viewing is highly recommended.

Offers In The Region Of £267,000



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ENTRANCE PORCH

LOUNGE

10'9 x 14'4 (3.28m x 4.37m)

KITCHEN/DINER/FAMILY ROOM

21'0 x 19'0 (6.40m x 5.79m)

W/C

4'6" x 2'11" (1.37m x 0.89m)

STUDY/PLAY ROOM/UTILITY

16'6 x 7'7 (5.03m x 2.31m)

LANDING

BEDROOM ONE

13'0 x 9'1 (3.96m x 2.77m)

EN-SUITE

6'8" x 3'10" (2.03m x 1.17m)

BEDROOM TWO

11'5 x 9'7 (3.48m x 2.92m)

BEDROOM THREE

10'2 x 7'10 (3.10m x 2.39m)

BATHROOM

9'0 x 5'7 (2.74m x 1.70m)

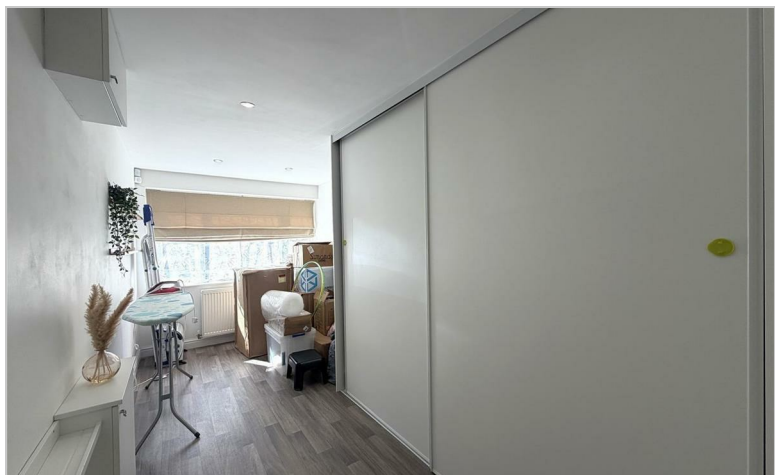
LANDING

BEDROOM FOUR

14'8 x 13'11 (4.47m x 4.24m)

AML PROCEDURE

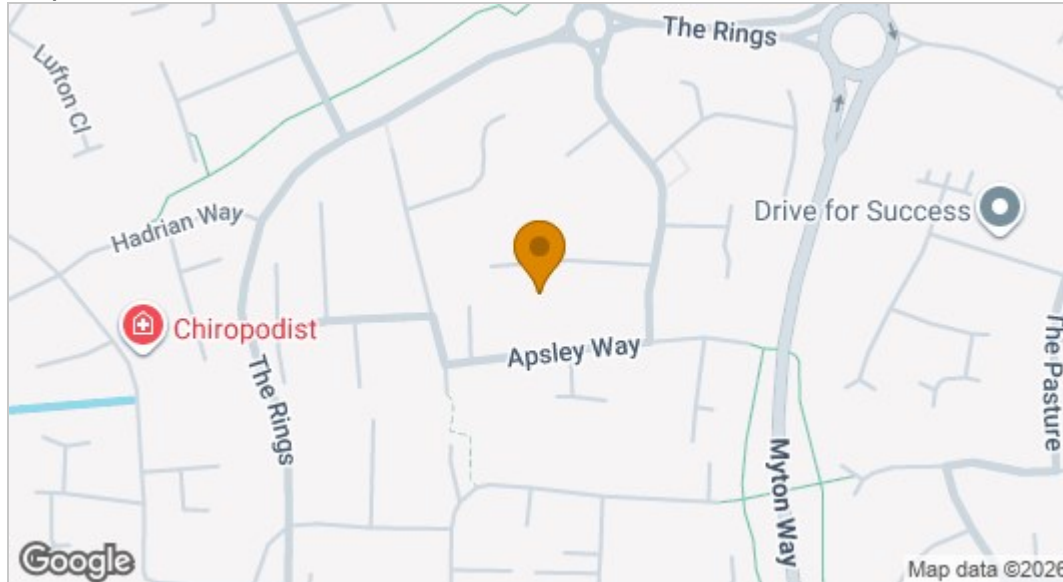
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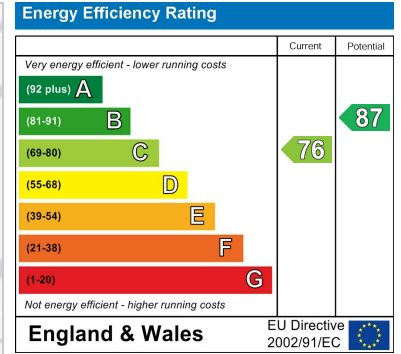




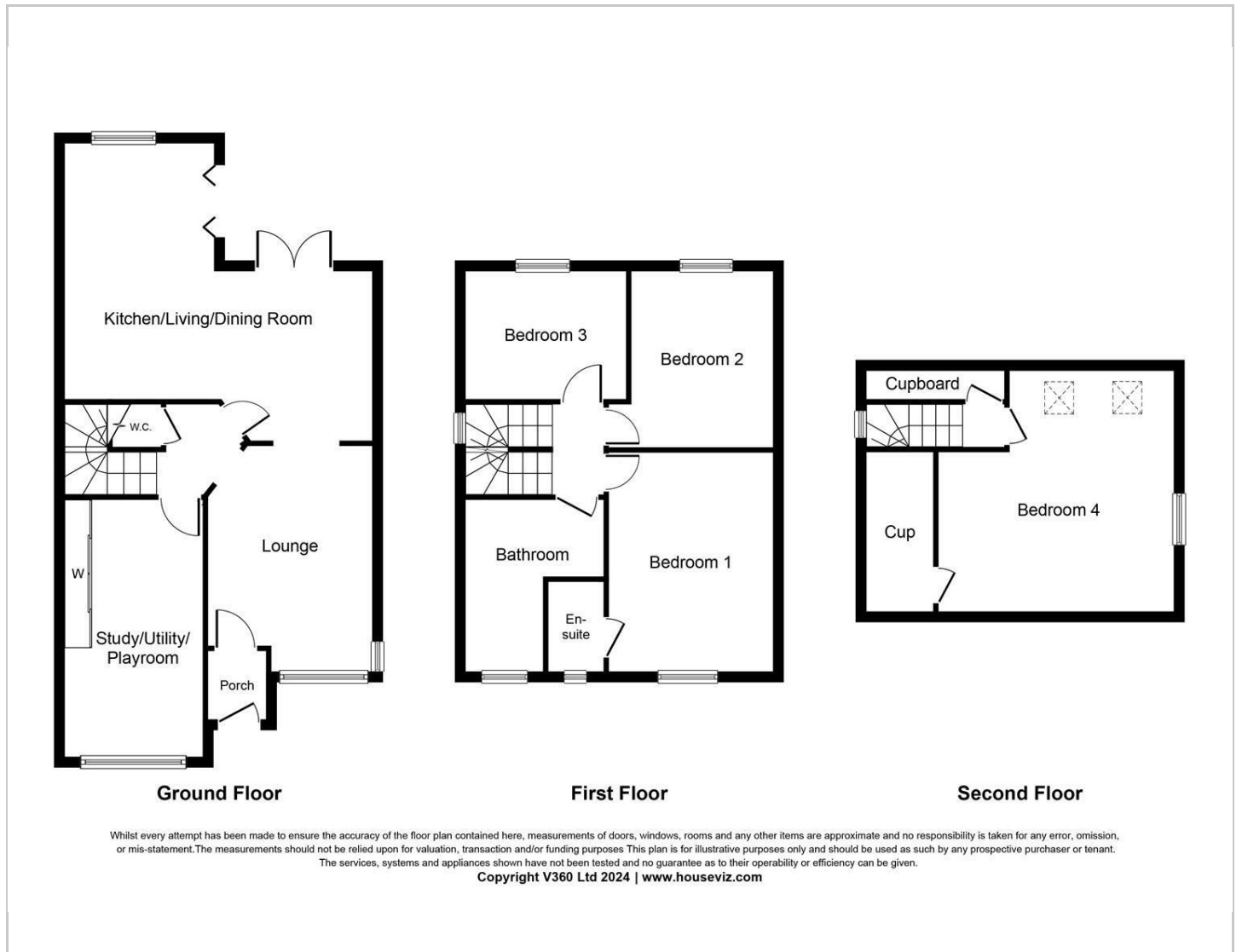
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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