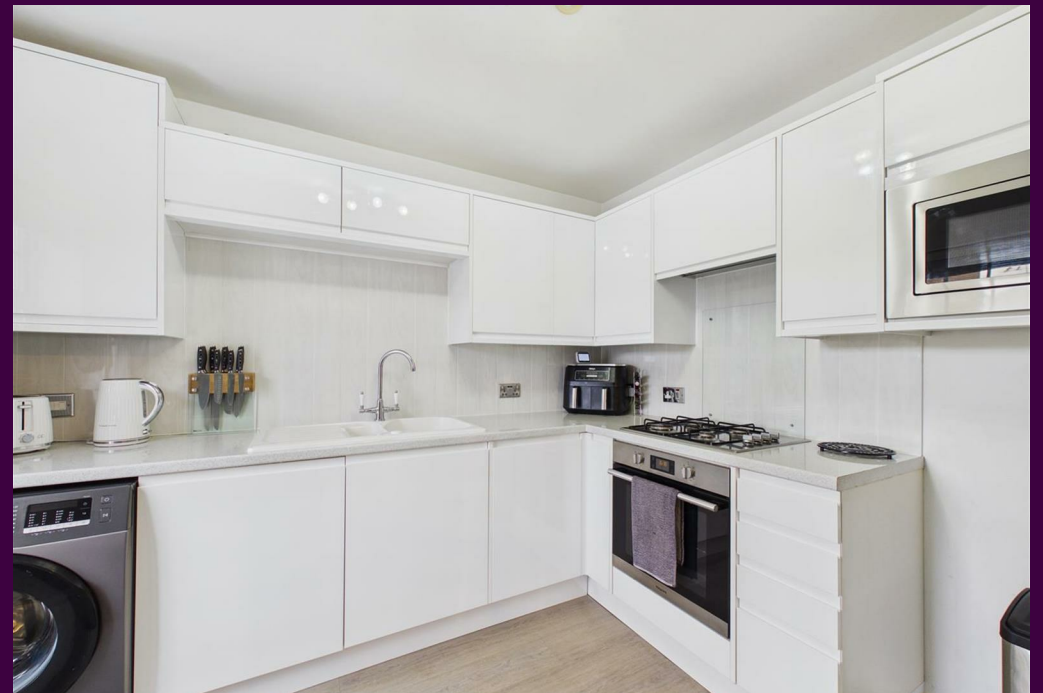


Trecastell, Ingleby Barwick



£197,000

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A fine example of its kind, offered with NO CHAIN, much improved, spacious and impressive throughout - 'turn key' ready'.

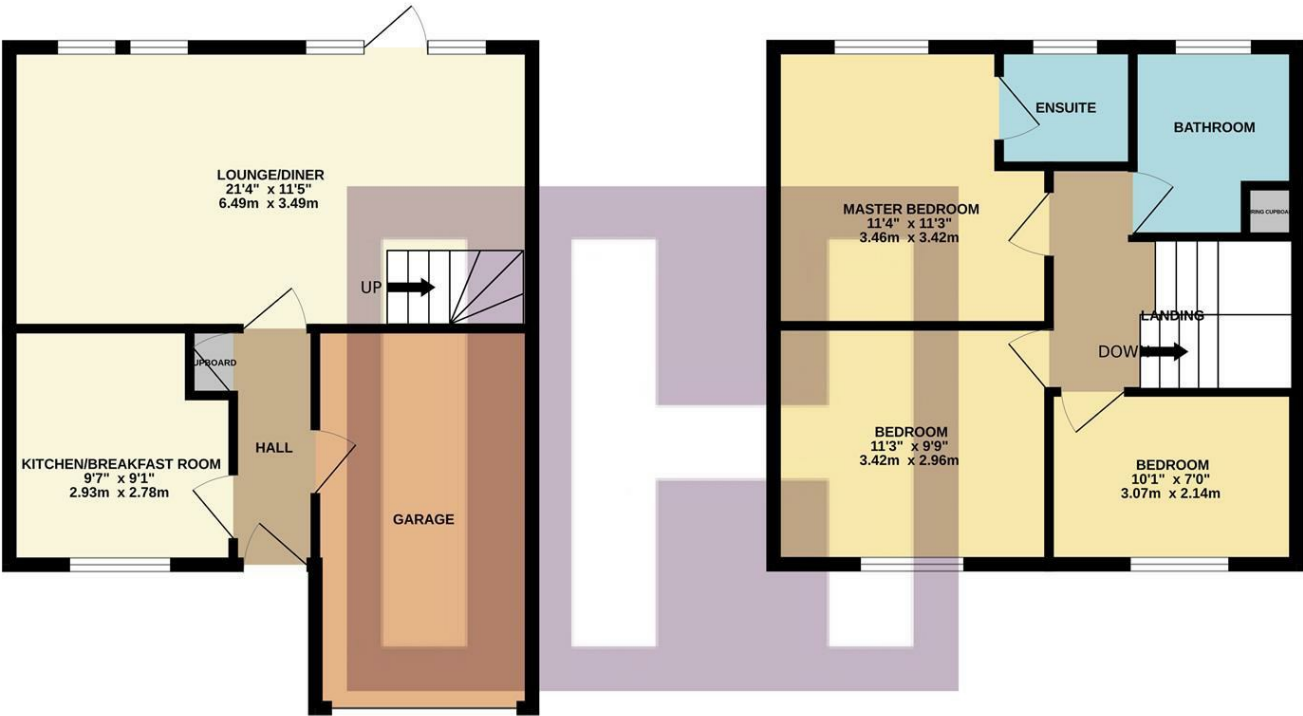
Situated within the sought-after 'Round Hill' area of Ingleby Barwick, ideally positioned for highly regarded primary and secondary schooling, this outstanding three bedroom property will certainly appeal to younger families in particular.

The extended front drive is laid to a modern block-pave allowing extra parking along side the tarmac drive which approaches the integral garage, with internal access. The rear garden is fence enclosed and enjoys a sunny, southerly aspect, being laid mainly to well-tended lawn with generous near-end re-laid patio and established shrub borders.



Internally, the well presented accommodation briefly comprises an entrance hall, modern refitted kitchen/diner and large open-plan lounge/diner which spans the rear, proving 'French' doors to the garden on the ground floor. The first floor delivers three double bedrooms, 'Master' with fitted robes and a modern ensuite, separate attractive family bathroom.

The Layout



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: C
Tenure: Freehold



- A spacious, and impressive three bedroom property
- Modern and immaculately delivered throughout
- Stylish refitted kitchen
- Large, rear open-plan lounge/diner
- 'Master' with fitted robes and modern ensuite
- Integral garage and extended block-paved drive/parking
- Attractive, southerly and established enclosed rear garden
- Favoured 'Round Hill' location, ideal for schooling
- No forward chain involved



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