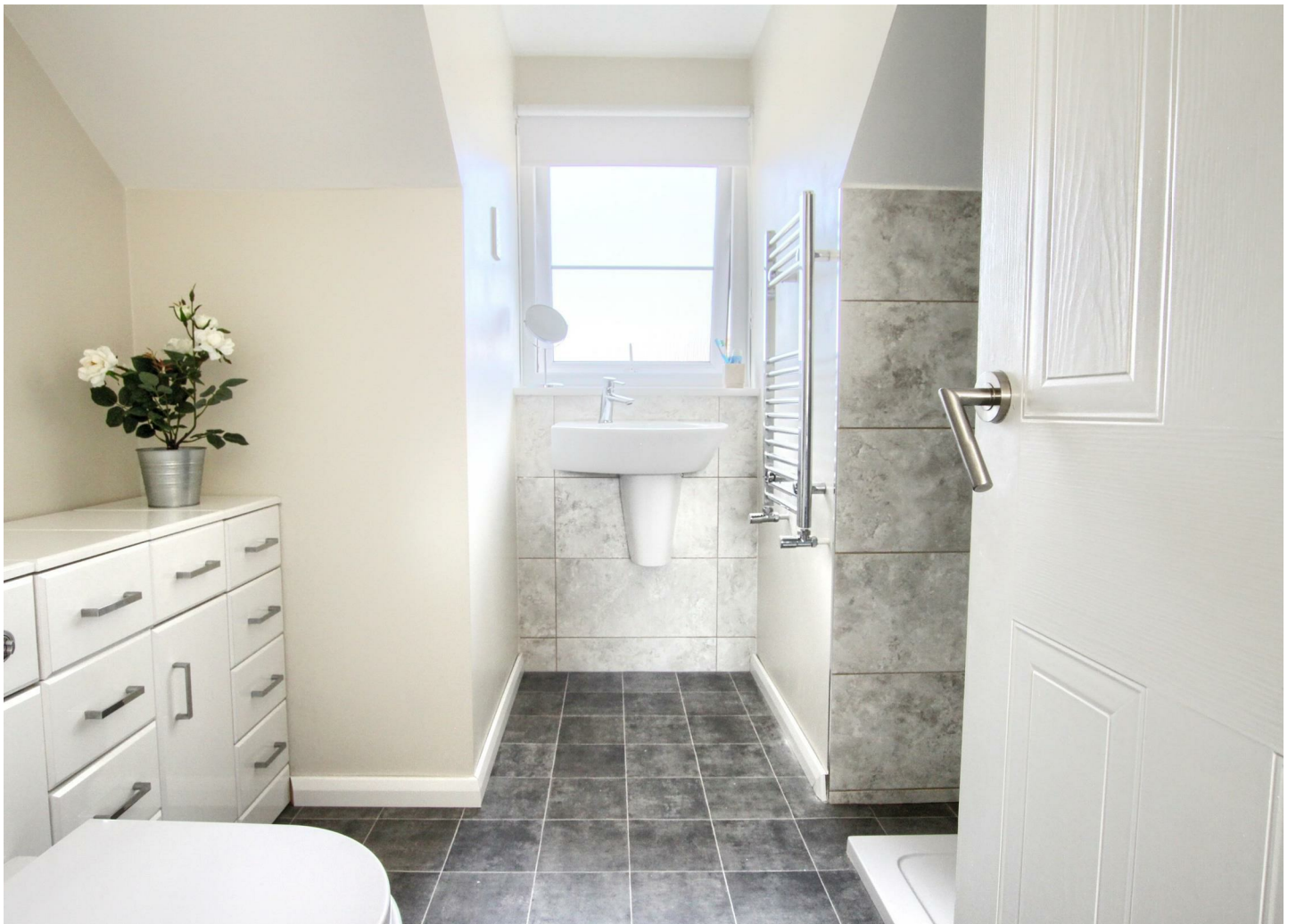


27 Pembroke Drive
Ingleby Barwick
Stockton-On-Tees
TS17 5BB



IH INGLEBY HOMES





27 Pembroke Drive

£975 PCM

Entrance Hall

With stairs to the first floor.

Lounge

Feature arch of rear adjoins the dining room.

Dining Room

'French' doors of the rear elevation meet the garden.

Kitchen

Refitted with a stylish range of modern fitted wall and base units, finished with attractive, 'solid wood' surfaces and tiled surrounds. Ceramic tiled floor. Integrated appliances include the fridge/freezer and dishwasher, with built in oven with hob and extractor above, separate built in microwave combi. A feature 'Belfast' style sink has mixer tap.

Utility Room

Door to the side elevation. Wall mounted boiler. Plumbed for washing machine.

Cloakroom/WC

With refitted modern white suite.

First Floor Landing

Built in closet.

Master Bedroom

En-Suite

Modern replaced suite of shower, wall mounted sink unit and low level WC in fitted vanity range. Tiled surrounds.

Bedroom 2

Recessed sliding robe.

Bedroom 3

Family Bathroom

Whit site of panelled bath, with shower mixer attachment. Low level WC and sink unit in fitted vanity cabinet. Tiled surrounds.

Externally



Holding an enviable plot within this sought after location. The property enjoys a great plot with generous front drive approaching the integral garage. The front garden is laid to lawn with established and well stocked borders. The rear garden is another strength, benefiting from a south facing aspect, with near and far end patios, central lawn and path. Fully fenced boundaries.

Local Authority

Council Tax Band

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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