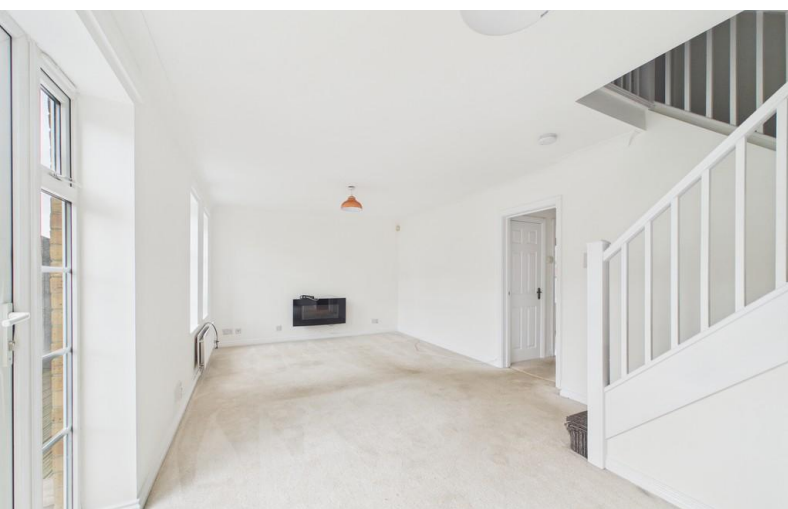


FOR SALE



Trecastell, Ingleby Barwick

3 Bedrooms, 2 Bathroom, Mid Terraced House

£180,000



Trecastell, Ingleby Barwick

3 Bedrooms, 2 Bathroom

£180,000

- Great For First Time Buyers
- Quiet Location
- Good Schools Near By
- Front & Rear Gardens
- Fantastic family home



FULL DESCRIPTION We are delighted to offer for sale this spacious three bedroom mid terraced property. Located in a quiet cul de sac within walking distance of St Therese of Lisieux Primary School and Barley Fields Primary School. This property is ideally situated for young families. The property briefly comprises of entrance hall, kitchen, good size open plan lounge/diner overlooking the rear garden, three first floor bedrooms, family bathroom and ensuite to main bedroom. Externally the property benefits from front and rear gardens, driveway and garage. Viewing is highly recommended.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC entrance door, central heating radiator, storage cupboard and a convenient access door leading to the integral garage.

KITCHEN DINER 8' 11" x 9' 7" (2.74m x 2.93m) To front aspect. Range of wall, base and drawer units with light fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, wall mounted gas central heating boiler, laminate flooring and uPVC window.

LOUNGE/DINER 21' 1" x 11' 5" (6.45m x 3.48m) To rear aspect. Ceiling cornice, wall mounted electric fire, carpet flooring, two double panelled central heating radiators, two uPVC windows, French door leading to the rear garden and stairs leading to the first floor.

FIRST FLOOR

LANDING With uPVC window and loft access hatch to part / fully boarded loft space via retractable ladder.



BEDROOM ONE To rear aspect. Fitted wardrobes and matching dressing table with mirror, central heating radiator, carpet flooring and uPVC window.

ENSUITE Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, glazed shower cubical, extractor, vinyl flooring, central heating radiator and uPVC window.

BEDROOM TWO 11' 2" x 10' 5" (3.42m x 3.18m) To front aspect. Central heating radiator, carpet flooring and two uPVC windows.

BEDROOM THREE 9' 9" x 7' 3" (2.98m x 2.22m) To front aspect. Central heating radiator, carpet flooring and two uPVC windows.

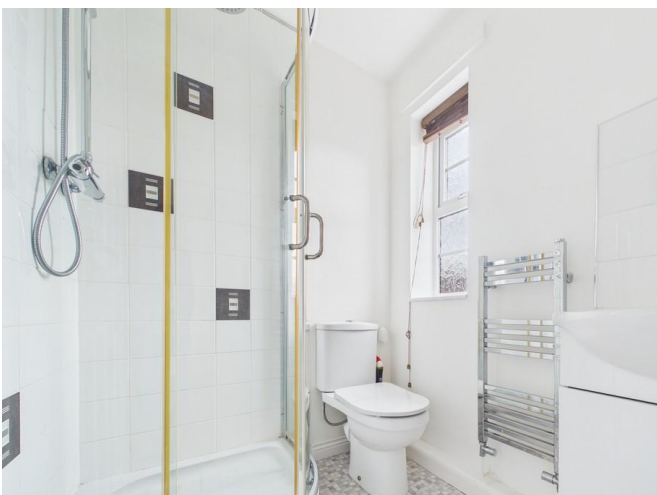
BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with mixer shower tap over, extractor, vinyl flooring, central heating radiator and uPVC window.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with pebbled area and step stones. There is also a brick built storage cupboard to the front of the property which is handy for bin storage or garden essentials. The fence enclosed rear garden is designed with low maintenance in mind with decked area leading onto artificial lawn and pebbles areas.

DRIVEWAY Tarmac driveway providing off road parking.

INTEGRAL GARAGE 8' 2" x 15' 7" (2.50m x 4.77m) With roller door, internal courtesy door, power and light.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

