



Ingram Road, TS3 7AZ
3 Bed - House
£120,000

Council Tax Band: A
EPC Rating:
Tenure: Freehold



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Situated in a highly popular area, this spacious three-bedroom home is an ideal purchase for first-time buyers, growing families, or investors alike. Offering generous living accommodation throughout, the property provides excellent potential and is conveniently located close to a range of local amenities.

The accommodation briefly comprises a welcoming entrance hallway leading into a bright and spacious lounge. To the rear of the property is a well-appointed fitted kitchen, offering ample cupboard and worktop space with plenty of storage to meet everyday family needs.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. A fixed staircase provides access to a versatile loft room, offering additional space that could be used as a home office, hobby room, or occasional guest accommodation, subject to any necessary approvals.

Externally, the property benefits from a generous rear garden that enjoys a good degree of privacy, as it is not directly overlooked, making it an ideal space for outdoor entertaining or family enjoyment. To the side of the property is a gated driveway providing off-road parking.

Ideally positioned close to a variety of local shops, reputable schools, and excellent transport links, the property is also within easy reach of James Cook University Hospital, making it a convenient location for commuters and healthcare professionals.

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic home has to offer.

Entrance Hallway

Lounge

Kitchen

Landing

Bedroom

Bedroom

Bedroom

Bathroom

Loft Room





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1008 ft²
 93.6 m²

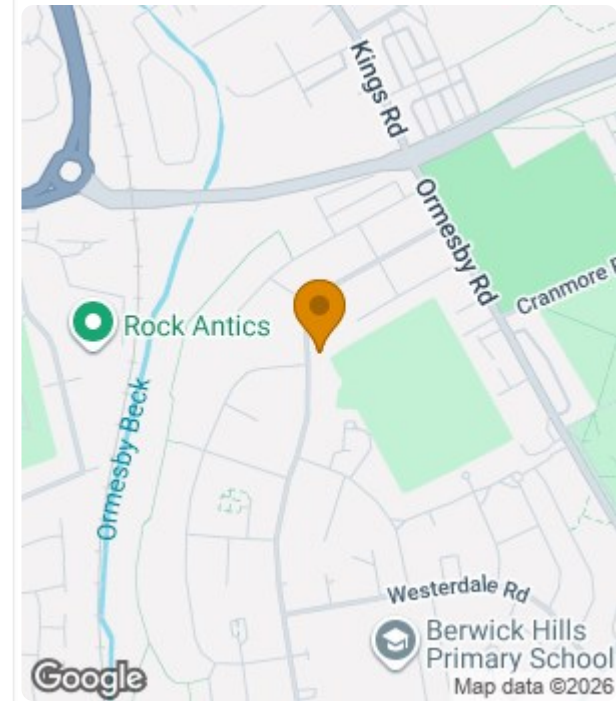
Reduced headroom
 73 ft²
 6.8 m²

(1) Excluding balconies and terraces

Reduced headroom:
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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