



**Greensforge Drive, Ingleby Barwick, Stockton-
On-Tees, TS17 5LT**
3 Bed - House - Semi-Detached
£186,500

Council Tax Band: C
EPC Rating:
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Greensforge Drive, Ingleby Barwick, TS17 5LT

*** IDEAL FOR FIRST TIME BUYER / INVESTOR FOR BUY-TO-LET ***
*** TOWNHOUSE WITH ALLOCATED DRIVEWAY & GARAGE ***

NEW TO THE MARKET, this lovely Three Bedroom Townhouse, spread over three levels, built by Persimmon Homes to the popular 'Souter style' located on the sought after area of 'The Rings, Ingleby Barwick. Situated locally to the Sandgate Shops, providing plenty of amenities, including pleasant walks along the River Tees and Preston Farm Nature Reserve.

The property briefly comprises of; Entrance Porch, Spacious Living Room with Understairs Storage Cupboard, Inner Hallway, with Downstairs WC. To the rear of the property you will find an open plan Kitchen/Diner with French Doors leading to the rear garden. The first floor provides Two Double Bedrooms and the Modern Family Bathroom, whilst the second floor has a Large Double Bedroom 'Master Bedroom' with an En-Suite Shower Room.

Externally, you will find a small lawned area to the front and side of the property, whilst the rear of the property has a well maintained lawn and patio area, in addition situated to the rear is a single driveway with Garage, making this property a very sought after build.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall
3'8" x 3'9"
Understairs Storage Cupboard

Living Room
14'9" x 11'10"

Inner Hall
4'9" x 4'3"

Downstairs WC
3'9" x 4'4"

Kitchen / Diner
7'8" x 11'10"
French Doors to the Rear Garden

FIRST FLOOR

Landing
10'7" x 2'11"

Bedroom 2
8'10" x 12'0"

Bedroom 3
7'10" x 12'0"

Family Bathroom
7'5" x 5'6"

SECOND FLOOR

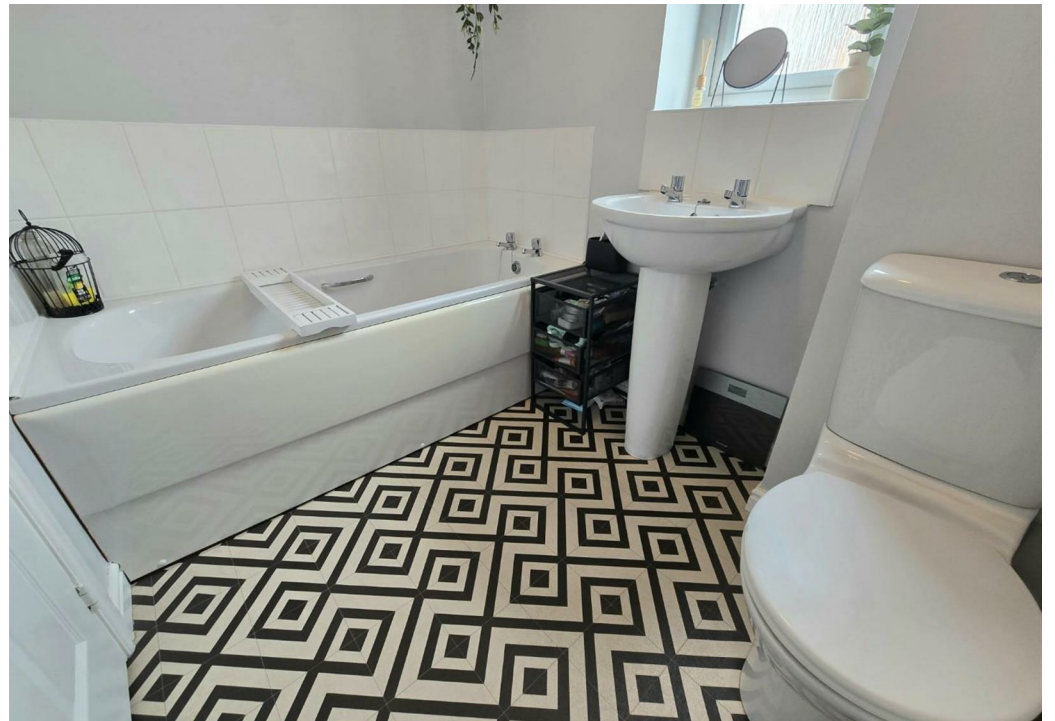
Landing
3'4" x 3'2"
Additional Storage Cupboard

Bedroom 1 (Master)
13'6" x 8'5"


En-Suite
4'10" x 11'1"


SINGLE DETACHED GARAGE
15'7" x 8'8"







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 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



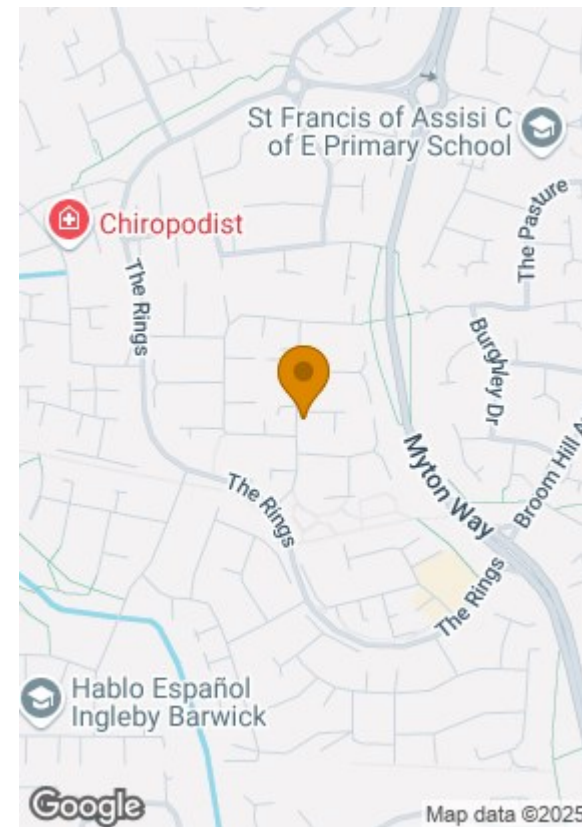
Approximate total area⁽¹⁾
977.9 ft²
90.85 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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