

**GREENSForge DRIVE, INGLEBY BARWICK,  
STOCKTON-ON-TEES, TS17 5LZ**



- ▲ Constructed in 2015 and enjoying a prime position within The Rings area of Ingleby Barwick
- ▲ An impressive two bedroom first floor apartment which will appeal to a variety of prospective buyers
- ▲ Offered for sale with the benefit of NO ONWARD CHAIN
- ▲ Spacious lounge/diner with double glazed French doors and Juliet balcony

- ▲ Kitchen with a range of fitted units and built in oven and hob
- ▲ Two generous bedrooms
- ▲ Bathroom with white three piece suite
- ▲ Gas central heating system via a combination boiler and double glazing
- ▲ Allocated parking and additional visitors' spaces

**£92,500**

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Constructed in 2015 and enjoying a prime position within The Rings area of Ingleby Barwick, an impressive two bedroom first floor apartment which will appeal to a variety of prospective buyers and is offered for sale with the benefit of NO ONWARD CHAIN.

#### **GROUND FLOOR**

Communal secure entrance with staircase to upper floors.

#### **HALLWAY**

**LOUNGE - 6.26m (20'6") x 3.69m (12'1") (maximum measurements)**  
Opening to ...

**KITCHEN - 3.69m x 2.01m (12'1" x 6'7")**

**BEDROOM ONE - 3.34m x 3.27m (10'11" x 10'9")**

**BEDROOM TWO - 3.73m x 2.28m (12'3" x 7'6")**

**BATHROOM - 2.87m (9'5") x 1.72m (5'8") (maximum measurements)**

#### **EXTERNALLY**

#### **PARKING**

Allocated parking and additional visitors' spaces.

#### **AGENTS NOTE:**

Ground Rent: £280 PCM - Covered until January 2027  
Service Charge: £1,663.15 Covered until January 2027

**AGENTS REF:** - DC/LS/ING250595/06052026

**Council Tax Band:** B      **Tenure:** Leasehold

**TO VIEW:** Tel: **01642 763636**

Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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Measurements are approximate. Not to scale. Illustrative purposes only  
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**TO VIEW:** Contact our Ingleby Barwick Office on Tel: **01642 763636**  
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA