

**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

£88,000

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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 PA - Covered until January 2027

Service Charge: £1,663.15 Covered until January 2027

TO VIEW: Tel: 01642 763636

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

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AGENTS REF: - DC/LS/ING250595/06052026

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

TO VIEW: Contact our Ingleby Barwick office on

Tel: 01642 763636



Measurements are approximate. Not to scale. Illustrative purposes only
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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