

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



- ▲ Just move straight in and enjoy
- ▲ A nicely positioned modern style two bedroom first floor apartment
- ▲ Perfect for a first time buyer, downsizer or landlord
- ▲ Security intercom system
- ▲ Light and airy open plan living/dining/kitchen with smart modern units and built-in appliances
- ▲ Stunning modern bathroom
- ▲ Central heating with combi boiler
- ▲ Allocated parking

£99,950

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Whether you're looking to get on the property ladder, make a safe long-term investment or perhaps downsizing, then this modern style two-bedroom first floor leasehold apartment could be your perfect buy.

Comprising briefly communal reception hall with security intercom system, private entrance hall, light and airy open plan living/dining/kitchen with smart modern units and all the built-in appliances, two bedrooms and bathroom with a stunning modern white suite.

It also has central heating with a combi boiler, allocated residents' parking and visitors parking spaces.

AGENT NOTE:

Service Charge: £1,663 PA

Ground Rent: £250 PA

TO VIEW: Tel: 01642 763636

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

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BUYERS IDENTIFICATION CHECK(S)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

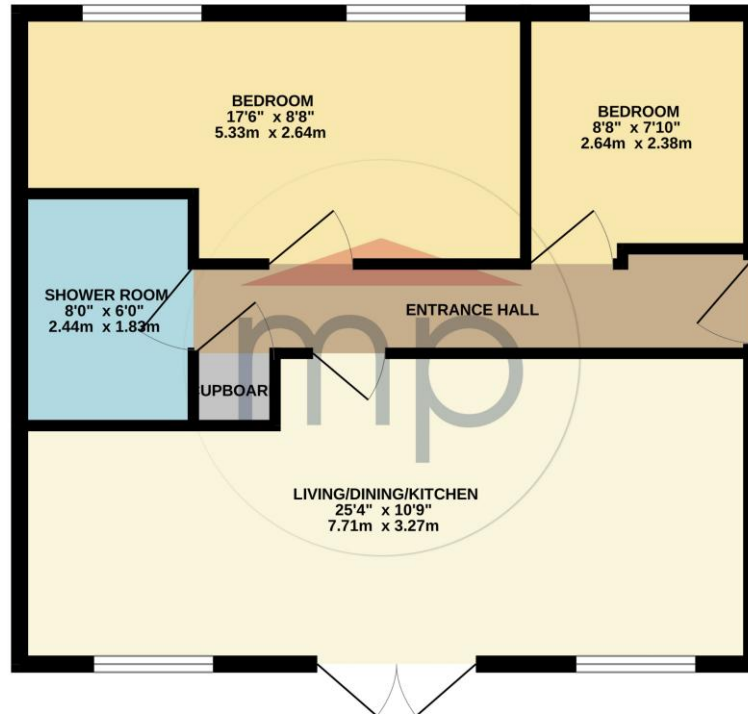
AGENTS REF: - MH/LS/ING260385/06082026

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

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GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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



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