



Alwin Close, Ingleby Barwick, TS17 0PF

This immaculately presented detached family home is situated within a cul-de-sac of similar style properties and offers ready to move into accommodation.

On entering, a welcoming hallway with composite entrance door leads to a recently updated Shaker style kitchen, fitted with a range of modern units and integrated appliances including a dishwasher, oven, hob, washing machine and fridge. To the rear of the property is a spacious lounge/dining room extending across the full width of the house, featuring an attractive fireplace and double French doors which open directly into the rear garden, creating a bright and sociable living space.

To the first floor are three good size bedrooms, all benefiting from fitted wardrobes. The master bedroom enjoys the added advantage of a modern en suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a shower over the bath. The property is gas centrally heated and double glazed throughout.

Externally, the property features beautifully presented gardens. The rear garden enjoys a desirable south-east facing aspect and has been thoughtfully landscaped to include a lawned area, raised borders, two concrete print patio areas ideal for outdoor seating and entertaining, and a garden shed. To the front, a concrete print driveway provides off road parking for up to four vehicles and leads to a single garage.

Overall, this is a superbly presented home in a pleasant residential setting, offering both comfort and practicality for a wide range of buyers.

£245,000



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HALLWAY

KITCHEN

9'11" x 7'10" (3.02m x 2.39m)

LOUNGE/DINING ROOM

20'2" x 15'3" (6.15m x 4.65m)

LANDING

BEDROOM ONE

11'8" x 11'4" (3.56m x 3.45m)

ENSUITE

7'10" x 4'5" (2.39m x 1.35m)

BEDROOM TWO

11'8" x 9'5" (3.56m x 2.87m)

BEDROOM THREE

10'8" x 8'3" (3.25m x 2.51m)

BATHROOM

7'11" x 6'4" (2.41m x 1.93m)

GARAGE

17'1" x 8'4" (5.21m x 2.54m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.







