



## Swaledale Close, Ingleby Barwick, TS17 0PX

We are delighted to present this beautifully presented three bedroom semi-detached property, offering a fantastic opportunity for first-time buyers and young families alike. Situated in a cul de sac, in the popular Sober Hall area of Ingleby Barwick.

Upon entering the property, you are greeted by an entrance hallway that leads into the spacious lounge, featuring a charming bay window that floods the room with natural light. The modern open-plan kitchen/dining room, thoughtfully designed with a kitchen island that offers a practical space for casual dining and fully equipped with high gloss units, integrated appliances, including a double oven, electric hob, dishwasher, washing machine, and fridge freezer. Bifold doors from the kitchen open up to a bright and airy conservatory, seamlessly extending the living space, which serves as a versatile area for dining, relaxation, or entertaining, with direct access to the south-east facing rear garden.

Upstairs, the property has three well proportioned bedrooms, each with built in wardrobes. The sleek and stylish modern shower room is finished to a high standard, featuring a waterfall shower.

Additionally, the home benefits from double glazing throughout and gas central heating, the current owners have also installed solar panels.

To the front of the home, you'll find a neat, well-maintained garden and a driveway providing ample off-street parking, leading to a detached single garage. The south-east facing rear garden is designed with low maintenance in mind, featuring block paving throughout.

Offers In The Region Of £195,000



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# Swaledale Close, Ingleby Barwick, TS17 0PX

## HALL

## LOUNGE

13'6" x 13'8" (4.11m x 4.17m)

## KITCHEN/DINING ROOM

16'9" x 10'1" (5.11m x 3.07m)

## CONSERVATORY

10'5" x 12'5" (3.18m x 3.78m)

## LANDING

## BEDROOM ONE

12'3" x 9'9" + wardrobes (3.73m x 2.97m + wardrobes)

## BEDROOM TWO

9'8" x 9'9" (2.95m x 2.97m)

## BEDROOM THREE

8'9" x 6'7" (2.67m x 2.01m)

## SHOWER ROOM

6'3" x 6'2" (1.91m x 1.88m)



Tel: 01642 615657

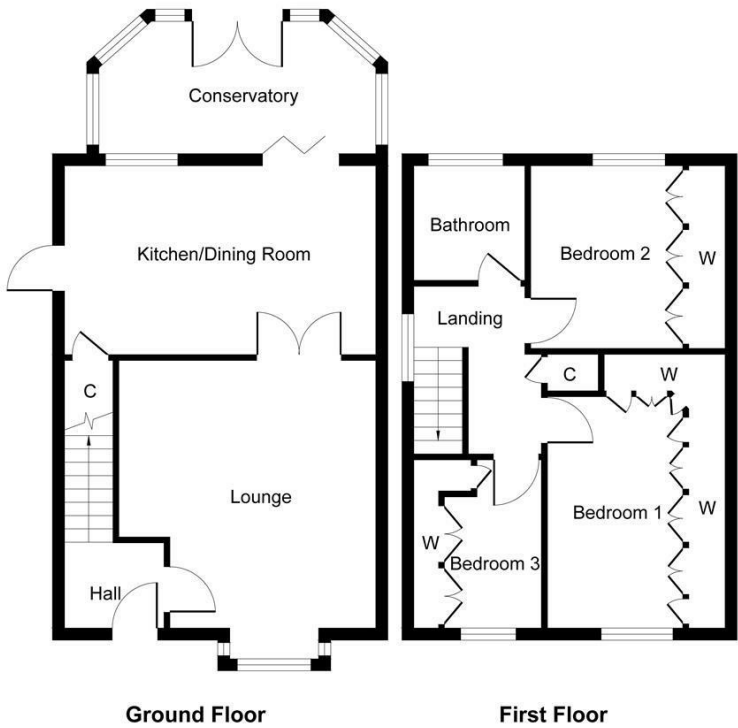


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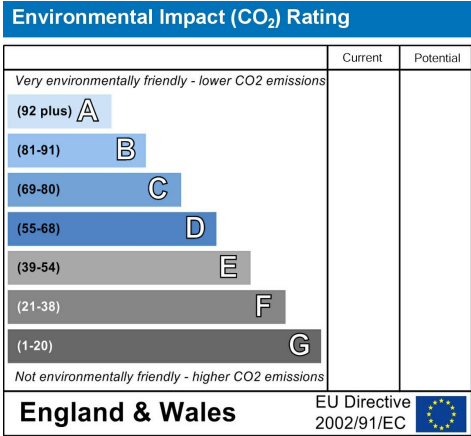
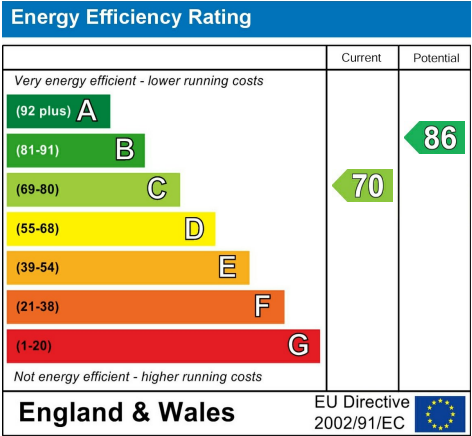






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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