



3 bed semi-detached house to buy in TS17

Melford Grove, Ingleby Barwick,
Stockton-on-Tees, Durham, TS17 0YF

£185,000

 x3  x1  x1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Popular Ingleby Barwick Location
- ✓ Driveway Providing Off-Street
- ✓ Conservatory Providing Additional Living Space
- ✓ Close to Local Schools, Shops and Amenities
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Melanie Devine
Branch Manager
Stockton On Tees

01642 210132
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated within the highly popular and well-established residential area of Ingleby Barwick, this three-bedroom semi-detached home offers well-proportioned accommodation in a location that continues to attract strong interest from families and buyers looking for convenient access to local schools, shops, amenities and transport links.

The accommodation begins with an entrance leading into the hallway, with access to a comfortable lounge and a kitchen/dining area providing plenty of space for everyday dining and entertaining, the accommodation continues into a conservatory, providing useful additional living space with access to the rear garden. To the first floor are three bedrooms together with a family bathroom.

Externally, the property benefits from an enclosed rear garden, along with a driveway providing off-street parking and access to the garage.

Ingleby Barwick remains an extremely popular choice for buyers thanks to its excellent range of local amenities, schools and established residential surroundings. Offering three bedrooms, additional living space, a garage, driveway and enclosed garden, this property provides an excellent opportunity to purchase a home within this sought-after area.

Council Tax Band: C

Tenure: Freehold

Price: £185,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Entrance



Lounge

4.12m x 3.72m (13'6" x 12'2")



Kitchen/Dining Area

4.72m x 3.25m (15'5" x 10'7")



Conservatory

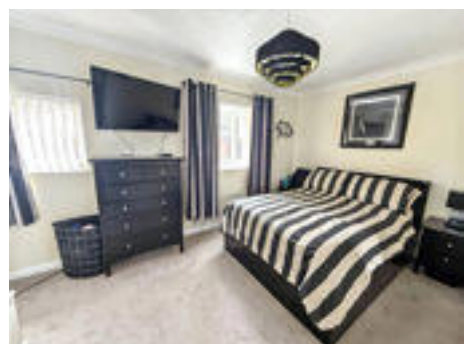
3.59m x 2.40m (11'9" x 7'10")



Stairs to First Floor

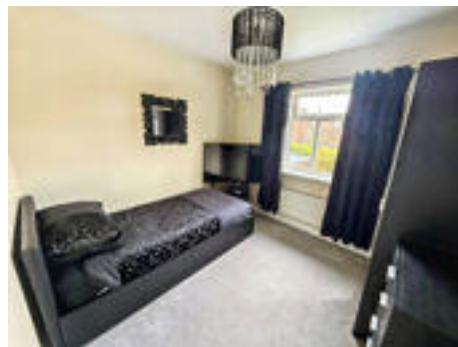
Bedroom One

4.06m x 2.62m (13'3" x 8'7")



Bedroom Two

2.83m x 2.77m (9'3" x 9'1")



Bedroom Three

3.43m x 1.83m (11'3" x 6'0")



Bathroom W/C

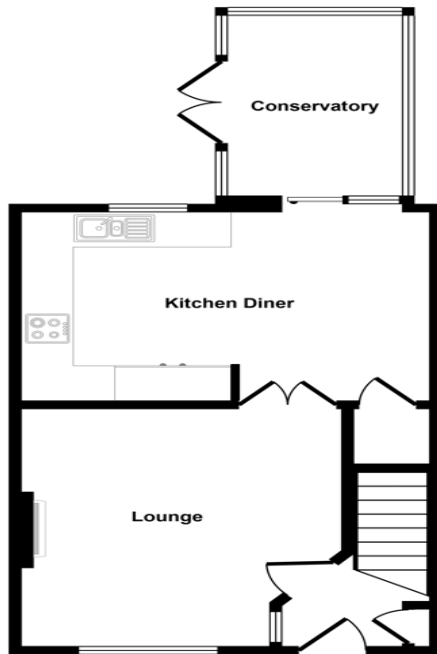
1.89m x 1.85m (6'2" x 6'0")



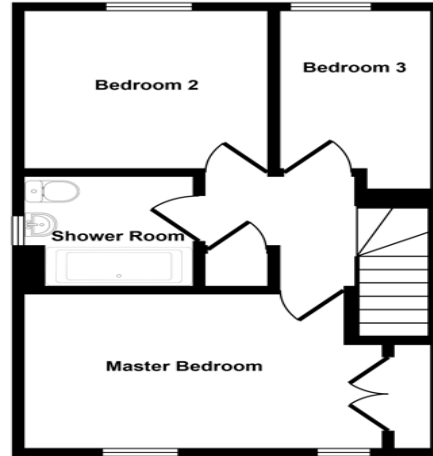
External



Approx Gross Internal Area
78 sq m / 844 sq ft

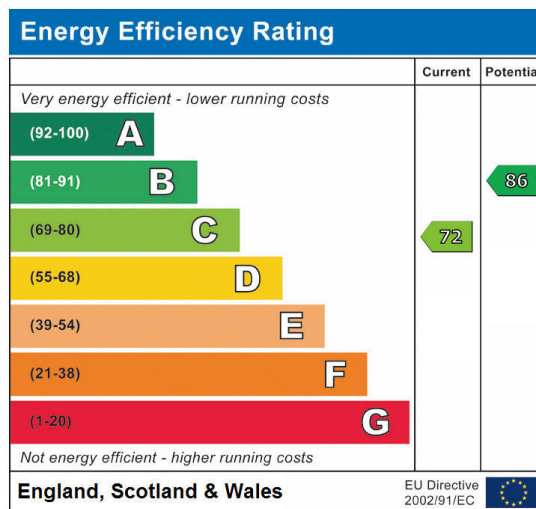


Ground Floor
Approx 43 sq m / 459 sq ft



First Floor
Approx 36 sq m / 385 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Melford Grove, Ingleby Barwick, Stockton-on-Tees, Durham, TS17 0YF

Contact your local branch today for more information on this property:

**20 Bishop Street, Stockton-on-Tees, County Durham, TS18 1SY, Tel: 01642 210132,
stockton@pattinson.co.uk, www.pattinson.co.uk**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

