

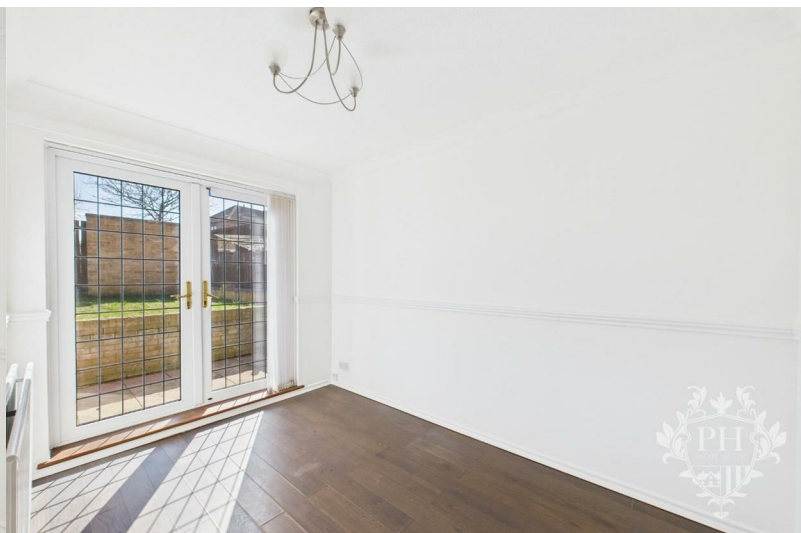


# 1 Avebury Close

, Ingleby Barwick, TS17 0UX

£189,995

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, Ingleby Barwick, TS17 0UX

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## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

## ENTRANCE

4'6" x 6'1" (1.37m x 1.85m)

Step into an inviting entrance way through a white UPVC double glazed door, where natural light streams in to create a welcoming first impression. The freshly painted walls glow with a crisp, clean finish, while plush new grey carpeting cushions every footstep. This bright, airy space flows seamlessly into both the reception room and provides access to the first floor, making it the perfect introduction to the home.

## RECEPTION ROOM

12'7" x 13'9" (3.84m x 4.19m)

Bathed in natural light from its elegant bay window, this generously proportioned reception room offers an inviting sanctuary for relaxation. The spacious interior easily accommodates a three-piece suite and additional living furniture without feeling cramped. At the heart of the room, a characterful coal fire sits within a classic surround, providing both warmth and a charming focal point. The UPVC double-glazed bay window not only floods the space with brightness but also offers excellent insulation, while a strategically placed radiator ensures year-round comfort. The room's ample dimensions allow for effortless movement between seating areas, making it perfect for both intimate gatherings and everyday living.

## DINING ROOM

7'4" x 10'10" (2.24m x 3.30m)

Bathed in natural light, the intimate dining room occupies a peaceful spot at the back of the home. Elegant French doors serve as both a focal point and a gateway to the outdoor patio, filling the space with sunshine and offering seamless indoor-outdoor living. Though modestly sized, the room comfortably houses a cozy dining set – perfect for everything from morning coffee to candlelit dinners. A well-placed radiator keeps the space invitingly warm during chilly evenings, while the gentle flow between indoor and outdoor spaces makes entertaining a breeze.

## KITCHEN

7'11" x 10'10" (2.41m x 3.30m)

The well-appointed kitchen features a thoughtful arrangement of cream-colored cabinetry, with wall-mounted units complemented by sturdy base cabinets and practical drawer storage below. Sleek light wood-effect countertops stretch across the workspace. At the heart of the cooking area sits a built-in electric oven, topped with a efficient gas hob that offers precise temperature control. The layout has been carefully planned to accommodate essential free-standing appliances like a refrigerator and washing machine without feeling cramped. Natural light streams in through a large UPVC double-glazed window, while a matching UPVC door provides easy access and additional brightness to the space.

## LANDING

6'1" x 8'8" (1.85m x 2.64m)

The landing benefits from a UPVC double glazed window to the side aspect and gains access to the three spacious bedrooms, family bathroom and loft.

Tel: 01642 462153



## BEDROOM ONE

8'6" x 14'6" (2.59m x 4.42m)

Bathed in natural light from an expansive UPVC double-glazed window, the primary bedroom occupies a prime position at the front of the property. The spacious room features crisp, freshly painted walls that create a bright, airy atmosphere, complemented by plush grey carpeting underfoot. With its generous proportions, the room easily accommodates a full-sized double bed while leaving ample space for substantial wardrobes, chest of drawers, and bedside tables. A modern radiator ensures year-round comfort, while the room's front-facing position offers pleasant views of the approaching streetscape. The thoughtful layout and proportions make this an ideal retreat for rest and relaxation.

## BEDROOM TWO

9'3" x 10'0" (2.82m x 3.05m)

Tucked away at the back of the property, the peaceful second bedroom offers a generous space that comfortably fits a double bed while leaving ample room for wardrobes and chest of drawers. Natural light streams through the large UPVC double-glazed window, brightening the room's crisp, newly painted walls. The plush grey carpet adds warmth underfoot, while a modern radiator ensures cozy comfort throughout the seasons. The room's rear position provides a quiet retreat from street noise, making it perfect for restful nights or a serene home office.

## BEDROOM THREE

6'8" x 8'10" (2.03m x 2.69m)

Cozy and bright, the third bedroom welcomes you with sun-dappled walls in pristine condition. Though more intimate than its siblings, this front-facing room makes clever use of its dimensions. The warm honey tones of the light wood laminate flooring complement the fresh paint, creating an inviting atmosphere. Perfect for a single bed, the space still leaves room for creative storage solutions - perhaps a sleek chest of drawers or built-in shelving. A well-placed radiator ensures comfort through all seasons, making this compact haven an ideal spot for peaceful rest or a charming home office.

## FAMILY BATHROOM

6'0" x 6'1" (1.83m x 1.85m)

Step into a well-appointed family bathroom, where comfort meets functionality. At its heart lies a three-piece suite, featuring a spacious paneled bathtub complete with shower attachments for versatile bathing options. A pristine hand basin provides a

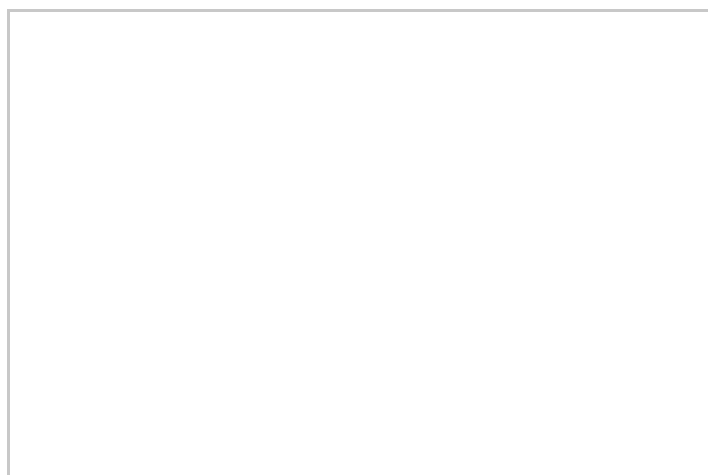
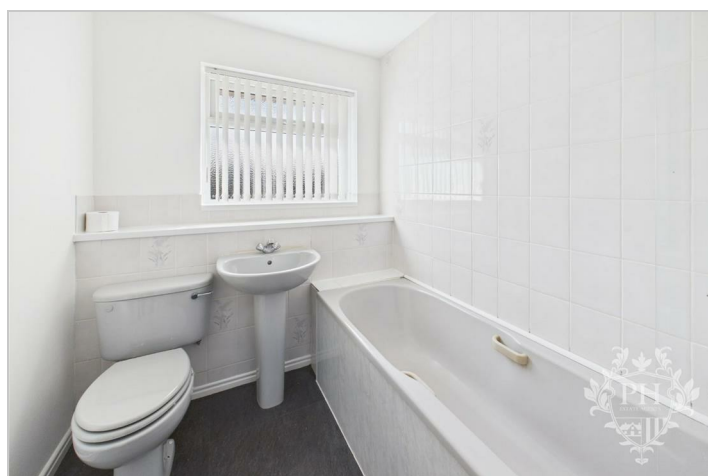
perfect spot for your morning and evening routines, while the discrete low-level WC is positioned for optimal space utilization. Natural light filters softly through a frosted UPVC double-glazed window, ensuring both brightness and privacy. A strategically placed radiator keeps the space cozy during cooler months, while also providing a convenient spot to warm towels. The room's practical layout makes it ideal for busy family life, offering both style and practicality in equal measure.

## EXTERNAL

Welcome to this charming property, where curb appeal meets practical living. The thoughtfully designed front garden requires minimal upkeep while making a striking first impression. A sweeping driveway, finished in concrete, provides generous space for three vehicles, leading to a secure garage tucked discreetly at the rear of the property.

Step into the back garden, and you'll discover a cleverly designed two-level outdoor sanctuary. The lower tier features a spacious patio perfect for al fresco dining and entertaining, while the upper level unfolds into a lush lawn that offers endless possibilities for family activities or gardening enthusiasts. Sturdy fencing encloses the entire garden, ensuring privacy and security.

Nestled in a peaceful cul-de-sac, this home offers the perfect balance of tranquility and convenience. The property sits moments away from essential amenities, while the vibrant Yarm High Street, with its boutique shops, restaurants, and historic charm, is just a brief drive away. This location truly offers the best of both worlds - serene residential living with urban conveniences at your fingertips.



Road Map



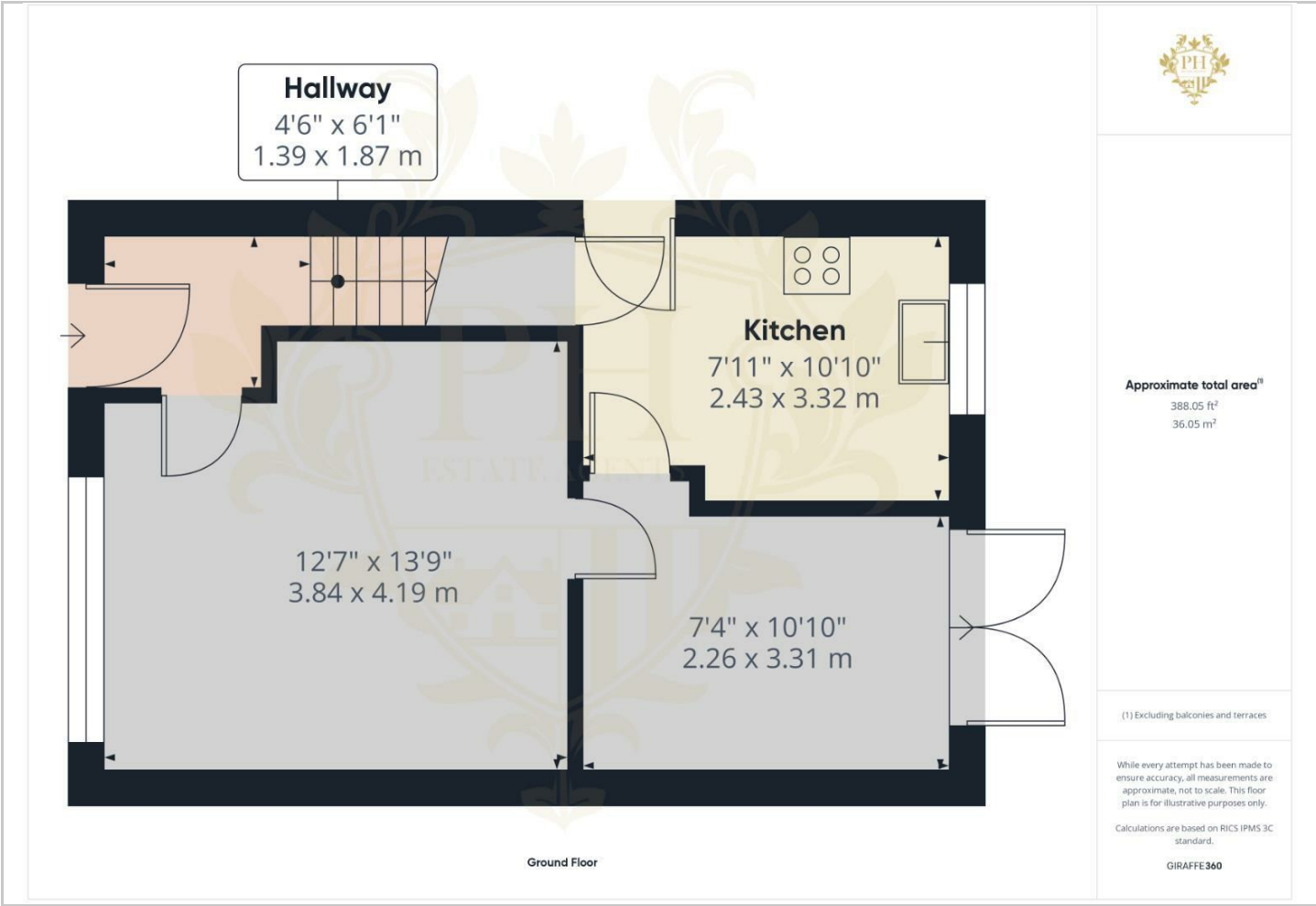
Hybrid Map



Terrain Map



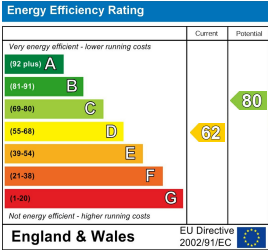
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.