

Ingham Grove, TS25 2LH
3 Bed - House - Semi-Detached
£209,950

Council Tax Band: C
EPC Rating: D
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS











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A much improved and extended three bedroom semi detached home which is nicely appointed throughout. The property benefits from gas central heating and has uPVC double glazing. In our opinion, the open plan, versatile layout will certainly appeal to a variety of potential buyers and briefly comprises of: entrance hallway, garage conversion (currently used as a bedroom), lounge which opens into the dining/family area, then through to the well equipped refitted kitchen with a range of integrated appliances, and utility. On the first floor are three bedrooms and a modern refitted bathroom fitted with a white and chrome suite. Externally, the enclosed rear garden affords a good degree of privacy and is mainly laid to lawn, with well stocked borders and paved patio areas. The open plan front garden is laid to lawn, with a double driveway.

GROUND FLOOR

ENTRANCE HALLWAY
uPVC double glazed glass panelled door, solid wood flooring, staircase to first floor landing.

CONVERTED GARAGE
14'1 x 10'2 (4.29m x 3.10m)
Currently used as a bedroom, with uPVC double glazed bow window to front, radiator.

LOUNGE
15'7 x 13'4 (4.75m x 4.06m)
uPVC double glazed bow window to front aspect, solid wood flooring, radiator, arch through to the dining room/family area.

DINING/FAMILY AREA
26'3 x 9'4 (8.00m x 2.84m)
uPVC double glazed sliding patio doors opening onto the rear patio, uPVC double glazed window to rear, under stairs storage cupboard, two radiators.

KITCHEN
12' x 9' (3.66m x 2.74m)
Fitted with a range of modern cream high gloss wall, base and drawer units with contrasting granite work surfaces, inset sink and drainer with mixer tap, induction hob with illuminating extractor and double oven, integrated dishwasher, recess for 'American' style larder fridge, uPVC double glazed window, door into the utility.

UTILITY
Plumbing for washing machine and dryer.

FIRST FLOOR

LANDING
uPVC double glazed window to side, access to loft (retractable ladder and part boarded).

BEDROOM 1 (front)
12'1 x 9'7 (3.68m x 2.92m)
uPVC double glazed window, radiator.

BEDROOM 2 (rear)
11'5 x 9'7 (3.48m x 2.92m)
uPVC double glazed window, radiator.

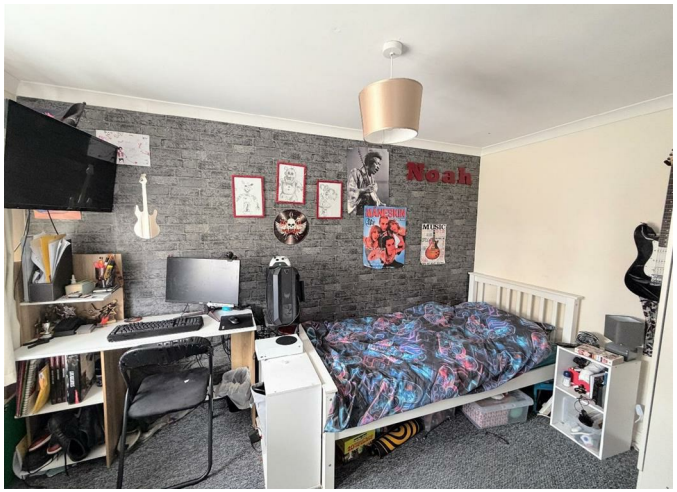
BEDROOM 3 (front)
7'7 x 6'5 (2.31m x 1.96m)
uPVC double glazed window, radiator.

FAMILY BATHROOM/WC
Modern white and chrome suite comprising: panelled bath with thermostatic shower over and glass shower screen, wash hand basin with vanity storage and low level WC; uPVC double glazed window to rear, heated chrome towel rail.

EXTERNALLY
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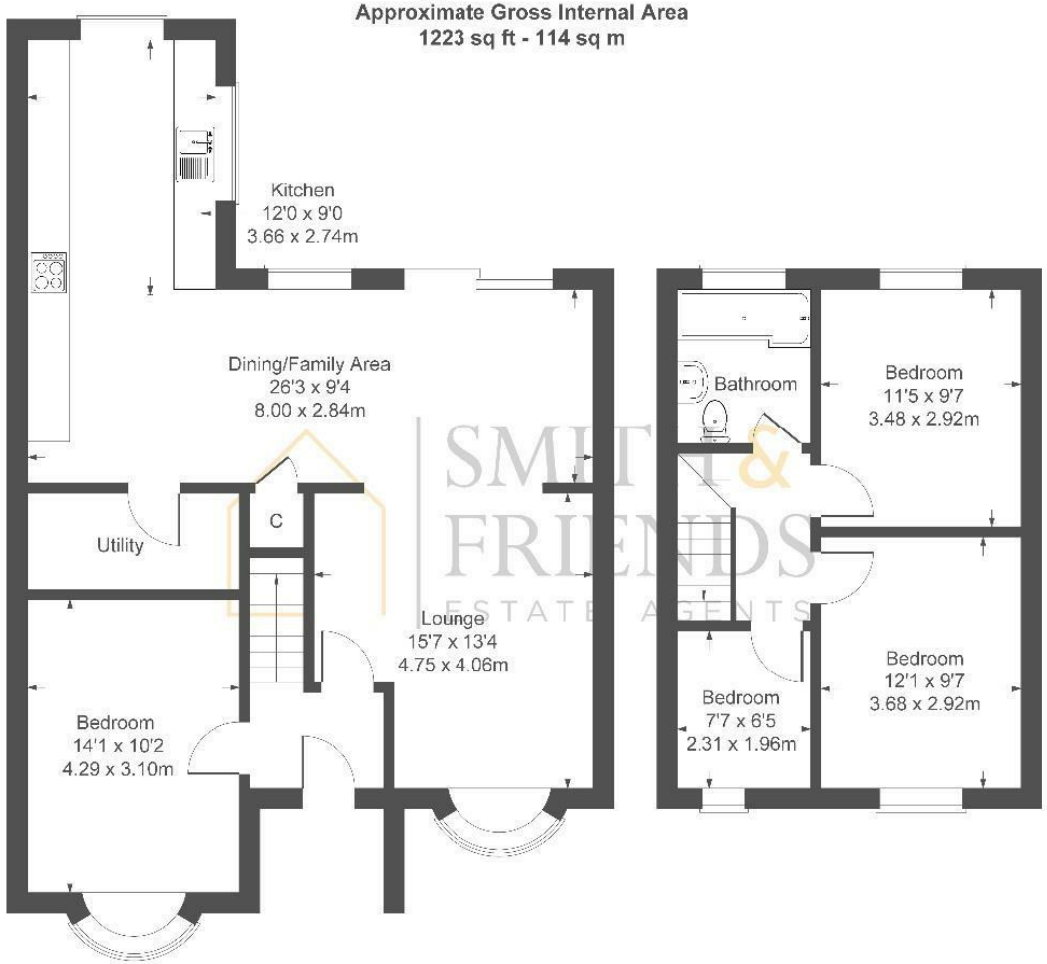
NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Ingham Grove

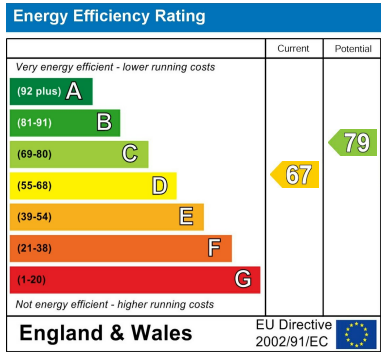
Approximate Gross Internal Area
1223 sq ft - 114 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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