

HILLBROOK CRESCENT, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5BN



- ▲ A Deceptively Spacious, Extended & Significantly Redesigned Three Bedroom Detached Family Home Nicely Positioned Within the Sought After Broomhill Area of Ingleby Barwick
- ▲ Offering A Stunning Open Plan Kitchen/Diner with An Excellent Range of Modern Fitted Units & Bi-Folding Doors to The Rear
- ▲ Delightful Lounge with Front Bay Window, Solid Wood Flooring & Having an Electric Fire Set in A Feature Surround
- ▲ Family Room/Study Created from The Original Garage Space
- ▲ Family Bathroom with High Quality Fittings & Useful Ground Floor Cloakroom/WC
- ▲ Three Generous Bedrooms with The Master Having Fitted Wardrobes & An En-Suite Shower Room
- ▲ Gas Central Heating System & Double Glazing
- ▲ Low Maintenance Gardens to Front & Rear with An Impressive Summerhouse/Entertaining Space & Driveway for Parking

£245,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A deceptively spacious, extended and significantly redesigned three bedroom detached family home nicely positioned within the sought after Broomhill area of Ingleby Barwick offering a stunning open plan kitchen/diner with an excellent range of modern fitted units and bi-folding doors to the rear, low maintenance gardens to front and rear with an impressive summerhouse/entertaining space and driveway for parking.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.93m x 0.97m (6'4" x 3'2")

LOUNGE - 5.03m (16'6") x 2.74m (9') Measured into bay

OPEN PLAN KITCHEN/DINER - 6.99m (22'11") reducing to 3.18m (10'5") x 5.49m (18')

FAMILY ROOM/STUDY - 4.83m x 2.5m (15'10" x 8'2")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.15m x 2.97m (10'4" x 9'9")
Recess with built-in wardrobes.

EN-SUITE SHOWER ROOM - 2.26m x 1.42m (7'5" x 4'8")

BEDROOM TWO - 3.7m (12'2") reducing to 2.64m (8'8") x 3.15m (10'4")

BEDROOM THREE - 2.82m x 2.26m (9'3" x 7'5")

BATHROOM - 2.64m x 1.65m (8'8" x 5'5")

TO VIEW: Tel: 01642 763636
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

www.michaelpoole.co.uk



HILLBROOK CRESCENT, TS17 5BN

EXTERNALLY

GARDENS & PARKING

Front garden with a variety of shrubs and a driveway provides off street parking. The rear garden has an astro turf lawn together with a paved patio area and timber summerhouse, ideal for outdoor entertaining.

AGENTS REF: - DC/LS/ING230415/10042024

Council Tax Band: D **Tenure:** Freehold

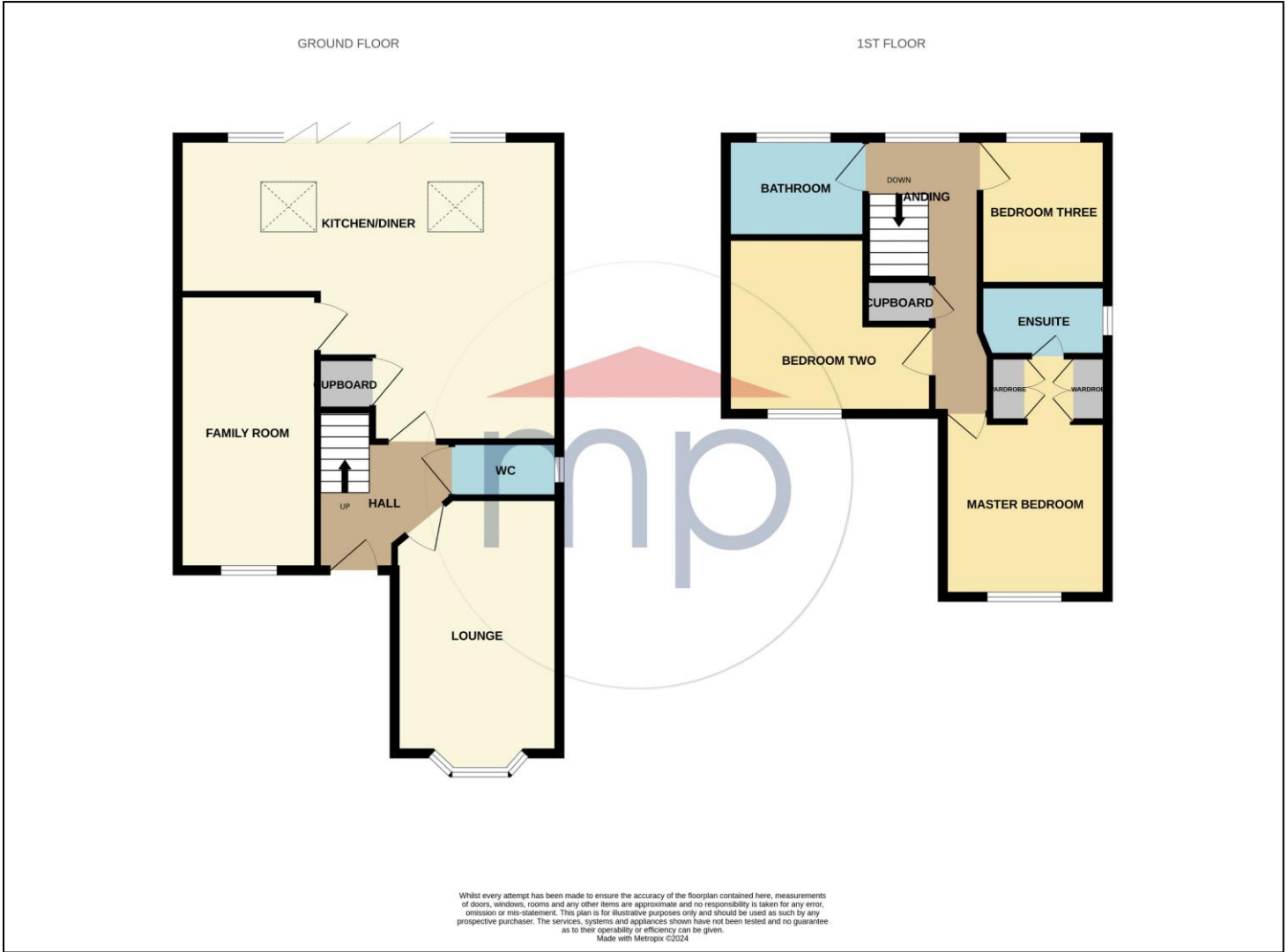
TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**

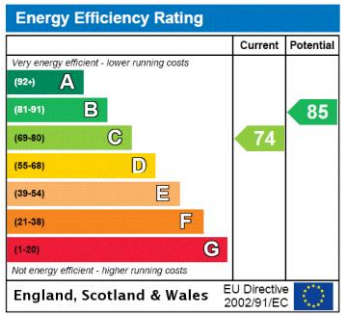


HILLBROOK CRESCENT, TS17 5BN





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Ingleby Barwick Office on Tel: **01642 763636**
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions