

**LULLINGSTONE CRESCENT, INGLEBY BARWICK, STOCKTON-ON-TEES,
TS17 5GJ**



- ▲ CHAIN FREE Detached Home on Generous Plot
- ▲ Southerly Facing Rear Garden
- ▲ Four Double Bedrooms & Two Shower/Bathrooms
- ▲ Two Reception Rooms & Kitchen/Diner with Modern Units

- ▲ Within Walking Distance to Ingelby Golf Club & Amenities Solar Panels, Gas Central & UPVC Double Glazing
- ▲ Large Block Paved Driveway & Double Detached Garage

£345,000

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This hugely impressive, detached house with a southerly facing rear garden comes to the market with the benefit of a CHAIN FREE sale, southerly facing rear garden and solar panels.

Comprising entrance hall, cloakroom W/C, generous lounge, sitting room, kitchen/diner with modern units and utility room. The first floor has master bedroom with walk in wardrobe and modern ensuite, three further double bedrooms and family bathroom.

Other features include large block paved driveway, double detached garage, gas central heating and UPVC double glazed windows.

GROUND FLOOR

ENTRANCE HALL

W.C.

SITTING ROOM - 3.9m (12'10") into bay x 3.3m (10'10") (max)

LIVING ROOM - 5.7m x 3.76m (18'8" x 12'4")

KITCHEN/DINER - 3.8m⁹ (12'9") (max) excluding bay x 5.8m (19') (max))

UTILITY ROOM - 1.98m x 1.78m (6'6" x 5'10")

FIRST FLOOR

LANDING

BEDROOM 1 - 3.33m x 3.28m (10'11" x 10'9")

WALK-IN WARDROBE - 1.78m x 1.65m (5'10" x 5'5")

TO VIEW: Tel: 01642 763636

Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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AGENTS REF: - MH/GD/ING230537/31012024

EN SUITE

BEDROOM 2 - 3.7m (12'2") into wardrobes x 3.15m (10'4") (max)

BEDROOM 3 - 3.84m x 2.87m (12'7" x 9'5")

BEDROOM 4 - 3.84m x 2.82m (12'7" x 9'3")

EXTERNAL - The property sits on a large plot with a herring bone blocked paved driveway for number of cars. Double Detached garage with up and over doors and side gates access leading to the Southerly facing rear garden with large timber decked area, grassed lawn, mature hedge borders and gazebo. Outside tap and power.

AGENTS NOTES: - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on
Tel: **01642 763636**

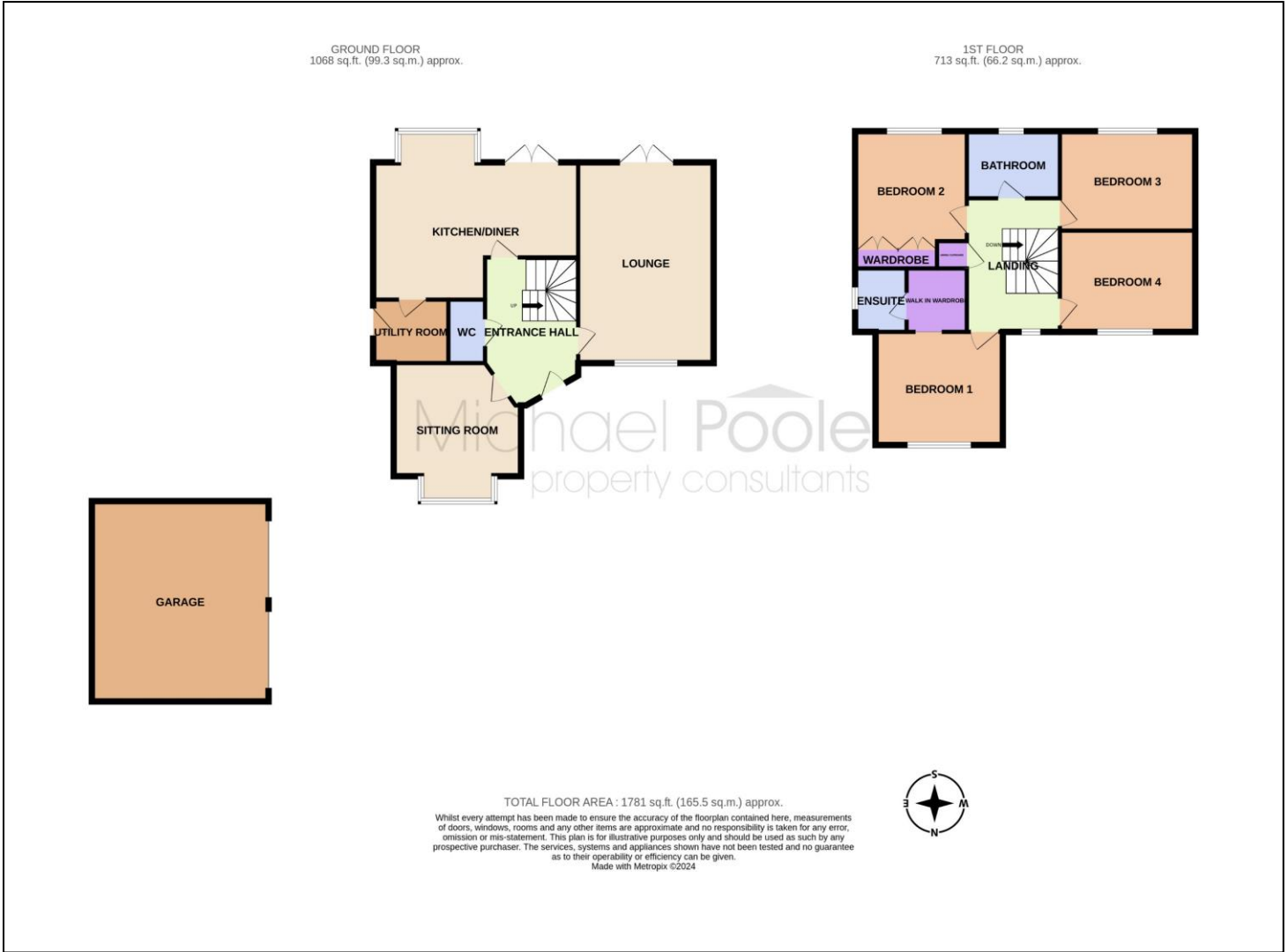


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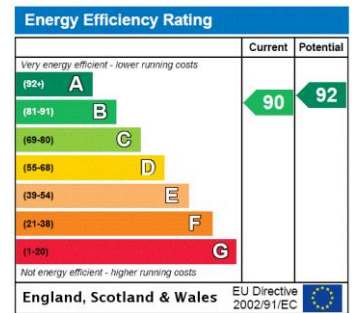


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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