

## FELBRIGG LANE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0XT



- ▲ A Substantial Four Double Bedroom Detached Bungalow Offering Generous Accommodation Extending to Around 1,690 Square Foot
- ▲ Occupying A Generous Plot with Gardens to Front, Side & Rear, Driveway & Larger Than Average Garage
- ▲ Spacious Lounge with Living Flame Effect Gas Fire Set in A Feature Surround
- ▲ Separate Dining Room with Double Glazed French Doors to The Rear Garden
- ▲ Modern Kitchen with A Good Range of Fitted Units & Integrated Appliances
- ▲ Bathroom with White Three Piece Suite & Separate Shower Enclosure
- ▲ En-Suite Shower Room to The Master Bedroom
- ▲ Gas Central Heating System & Double Glazing
- ▲ Nicely Positioned Within the Popular Beckfields Area of Ingleby Barwick

**£350,000**

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Nicely positioned within the popular Beckfields area of Ingleby Barwick, a substantial four double bedroom detached bungalow offering generous accommodation extending to around 1,690 square foot and occupying a generous plot with gardens to front, side and rear, driveway and larger than average garage.

#### **GROUND FLOOR**

**ENTRANCE HALLWAY** - With entrance door, Kahrs engineered wood flooring, two radiators, ornate cornicing and built-in storage cupboard.

#### **LOUNGE - 5.94m x 4.52m (19'6" x 14'10")**

Living flame effect gas fire set in a feature surround. Radiator, double glazed window and ornate cornicing.

#### **DINING ROOM - 4.3m x 3.66m (14'1" x 12')**

Radiator, ornate cornicing and double glazed French doors to the rear garden.

#### **KITCHEN - 4.7m x 2.97m (15'5" x 9'9")**

Modern fitted wall and floor units incorporating a one and a half bowl stainless steel sink unit. Built-in oven, hob and extractor fan, integrated pull-out fridge. Wall mounted boiler, two double glazed windows and door to the rear garden.

#### **BEDROOM ONE - 5.54m (18'2") reducing to 4.3m (14'1") x 4.45m (14'7")**

Radiator, double glazed window and coved ceiling.

#### **BEDROOM FOUR - 3.45m (11'4") reducing to 3.02m (9'11") x 3.23m (10'7")**

Radiator, double glazed window and coved ceiling.

#### **EN-SUITE SHOWER ROOM - 2.46m x 1.22m (8'1" x 4')**

Shower enclosure, pedestal wash hand basin, bidet and low level WC. Radiator and double glazed window.

#### **BEDROOM TWO - 4.27m x 3.48m (14' x 11'5")**

Fitted wardrobes, fitted wool carpet, radiator, double glazed window and coved ceiling.

**TO VIEW: Tel: 01642 763636**

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

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### **BEDROOM THREE - 4.27m x 3.28m (14' x 10'9")**

Radiator, fitted wool carpet, double glazed window and coved ceiling.

### **BATHROOM - 3.5m (11'6") reducing to 2.34m (7'8") x 2.36m (7'9")**

Panelled bath, pedestal wash hand basin and low level WC. Shower enclosure, tiled floor, radiator and double glazed window.

### **EXTERNALLY**

**GARDENS & GARAGE** - Lawned gardens to the front with a driveway and car parking area leading to the larger than average garage with up and over door, power points and lighting. There is a further lawned area to the side which leads on to the rear garden which has a further lawned area, gravelled sections and an abundance of shrubs.

**AGENTS REF:** - DC/LS/ING230561/27062024

**Council Tax Band:** F      **Tenure:** Freehold

**TO VIEW:** Contact our Ingleby Barwick office on

Tel: **01642 763636**



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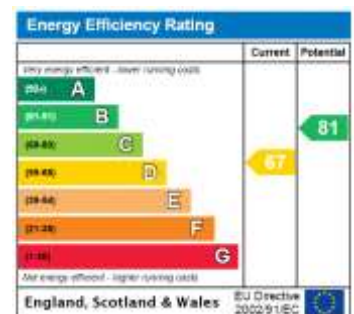


GROUND FLOOR



Where every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of accuracy. It is for guidance only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with SketchUp 2022

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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