

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



- ▲ Offered For Sale with The Benefit of NO ONWARD CHAIN
- ▲ A Substantial Four Bedroom Mid Terrace (Middle of 3) House Offering Accommodation Over Three Floors
- ▲ Nicely Positioned Within 'The Rings' Area of Ingleby Barwick
- ▲ Versatile Ground Floor with Kitchen/Diner, Dining Room, Study & Cloakroom/WC
- ▲ First Floor Lounge, Large Double Bedroom with Fitted Wardrobes & Shower Room
- ▲ Three Second Floor Bedrooms with One Having an En-Suite Shower Room & Family Bathroom with White Suite
- ▲ Low Maintenance Gardens & Single Garage
- ▲ Gas Central Heating System & Double Glazing
- ▲ Of Interest to Family Buyers or Investor Buyers Due to The Excellent Rental Returns

**£199,950**

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Offered for sale with the benefit of no onward chain, a substantial four bedroom mid terrace (middle of 3) house offering accommodation over three floors and nicely positioned within 'the rings' area of Ingleby Barwick.

#### GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

STUDY - 3.05m x 1.63m (10' x 5'4")

DINING ROOM - 3.23m x 2.16m (10'7" x 7'1")

KITCHEN/DINER - 4.9m (16'1") x 3.89m (12'9") reducing to 2.4m (7'10")

#### FIRST FLOOR

LANDING

LOUNGE - 4.93m x 3.2m (16'2" x 10'6")

BEDROOM ONE - 4.34m (14'3") to robes x 3.02m (9'11")

SHOWER ROOM - 1.93m x 1.93m (6'4" x 6'4")

#### SECOND FLOOR

LANDING AREA

BEDROOM TWO - 3.4m x 3.25m (11'2" x 10'8")

TO VIEW: Tel: 01642 763636

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

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**EN-SUITE - 2.29m x 1.42m (7'6" x 4'8")**

**AGENTS REF:** - DC/LS/ING240053/02022024

**BEDROOM THREE - 3.02m x 2.7m (9'11" x 8'10")**

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

**BEDROOM FOUR - 2.9m x 2.16m (9'6" x 7'1")**

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

**BATHROOM - 2.1m x 1.7m (6'11" x 5'7")**

## EXTERNALLY

### **GARDENS & GARAGE**

Small garden area to the front. The rear garden has been adapted for easy maintenance, with an astro turf lawn and pathway to the rear of the garage. The single garage is located just round the corner at the entrance to Rockbourne Way, it has an up and over door and rear courtesy door which allows access to the rear garden of the house.



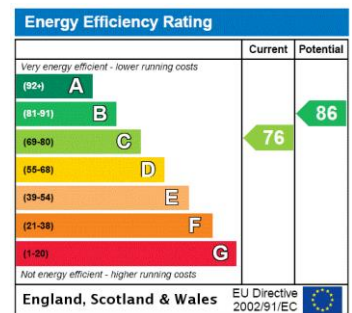
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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