

# LEAZON HILL, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5AS



- ▲ A Stylish Three Bedroom Semi-Detached House Nicely Positioned Within a Small Cul-De-Sac
- ▲ Lounge with Wall Mounted Electric Fire & Front Bay Window
- ▲ Dining Room Opening to the Redesigned Kitchen with White High Gloss Units & Built-In Oven & Hob
- ▲ Ground Floor Cloakroom/WC
- ▲ Three Generous Bedrooms with The Master Having an En-Suite Shower Room

- ▲ Impressive Refitted Bathroom with White Three-Piece Suite Including an Attractive Roll Top Bath
- ▲ Pleasant Gardens, Parking for Two Vehicles & Single Garage.
- ▲ Gas Central Heating System & Double Glazing Located Within the Popular Broomhill Area of Ingleby Barwick & Well Worth Early Internal Viewing

**£177,000**

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Located within the popular Broomhill area of Ingleby Barwick and well worth early internal viewing, a stylish three-bedroom semi-detached house nicely positioned within a small cul-de-sac.

#### **GROUND FLOOR**

**ENTRANCE LOBBY -**

**LOUNGE - 4.27m x 3.3m (14' x 10'10")**

**DINING ROOM - 3.15m x 2.41m (10'4" x 7'11")**  
Opening to ...

**KITCHEN - 3.56m x 2.13m (11'8" x 7')**

**INNER LOBBY -**

**CLOAKROOM/WC - 1.63m x 1.04m (5'4" x 3'5")**

#### **FIRST FLOOR**

**LANDING -**

**BEDROOM ONE - 3.68m x 2.64m (12'1" x 8'8")**

**EN-SUITE SHOWER ROOM -**

**BEDROOM TWO - 3.2m x 3.05m (10'6" x 10')**

**BEDROOM THREE - 2.72m x 2.41m (8'11" x 7'11")**

**BATHROOM - 2.44m (8') x 2.4m (7'10") reducing to 1.55m (5'1")**

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

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**EXTERNALLY**

**GARDENS & GARAGE** - Parking space for two vehicles to the front of the house together with access to the single garage. The rear garden is enclosed and mainly laid to lawn with gravelled areas, two paved patios and a summerhouse.

**AGENTS REF:** - DC/LS/ING240068/13022024

**Council Tax Band:** C    **Tenure:** Freehold

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Tel: **01642 763636**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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