

WOODCHESTER GROVE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5LJ



- ▲ An Impressive Four Bedroom/Three Bathroom Detached Home Enjoying a Corner Site Within the Rings Area of Ingleby Barwick
- ▲ Offering Extensively Upgraded Accommodation Laid Out Over Three Floors
- ▲ Attractively Presented Lounge with Front Bay Window
- ▲ Kitchen/Diner with A Generous Range Fitted Units, Built-In Oven & Ceramic Hob with Extractor Fan
- ▲ Utility Room with Further Fitted Units & Cloakroom/WC
- ▲ Three Bedrooms on The First Floor with One Having a Stunning Redesigned En-Suite with Marble Tiling & Family Bathroom
- ▲ Spacious Master Bedroom on The Second Floor with A Luxurious Refitted En-Suite
- ▲ Gardens to Front & Rear, Driveway & Single Garage
- ▲ Gas Central Heating System, Double Glazing & Security System With CCTV

£275,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Offering extensively upgraded accommodation laid out over three floors, an impressive four bedroom/three bathroom detached home enjoying a corner site within the Rings area of Ingleby Barwick.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.52m x 0.91m (5' x 3')

LOUNGE - 4.72m (15'6") x 3.96m (13') Measured into bay

KITCHEN/DINER - 5.49m (18') x 3.66m (12') reducing to 2.97m (9'9")

UTILITY ROOM - 1.7m x 1.6m (5'7" x 5'3")

FIRST FLOOR

LANDING

BEDROOM TWO - 4.01m x 3.48m (13'2" x 11'5")

EN-SUITE SHOWER ROOM - 1.88m x 1.6m (6'2" x 5'3")
With under floor heating.

BEDROOM THREE - 3.07m x 2.95m (10'1" x 9'8")

BEDROOM FOUR - 3.07m x 2.44m (10'1" x 8')

BATHROOM - 2.16m x 1.96m (7'1" x 6'5")

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

www.michaelpoole.co.uk



WOODCHESTER GROVE, TS17 5LJ

SECOND FLOOR

AGENTS REF: - DC/LS/ING240069/19022024

LANDING AREA

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

MASTER BEDROOM - 4.52m x 3.4m (14'10" x 11'2")

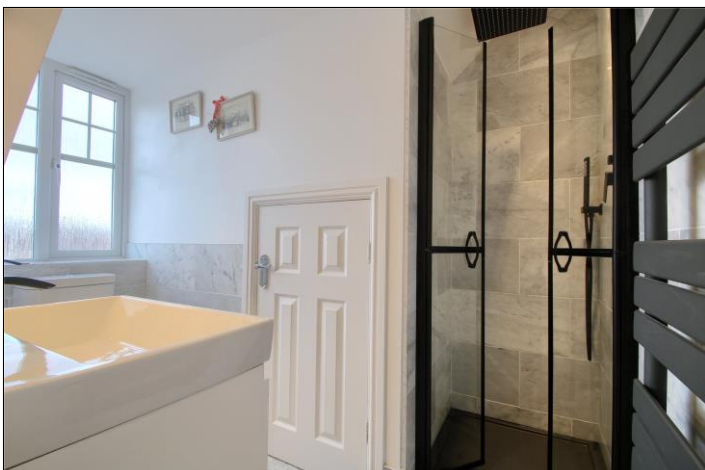
TO VIEW: Contact our Ingleby Barwick office on
Tel: **01642 763636**

EN-SUITE - 2.4m x 1.93m (7'10" x 6'4")

EXTERNALLY

GARDENS & GARAGE

Low maintenance front garden with a paved path leading to the front entrance. The rear garden is enclosed and mainly laid to lawn with shrub borders. A driveway to the rear provides off street parking and leads to the single garage with up and over door, power points and lighting.

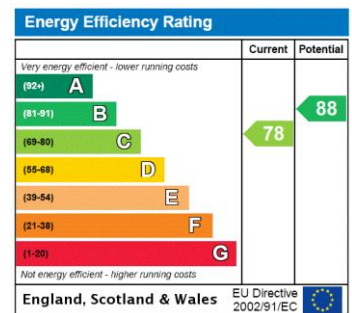


WOODCHESTER GROVE, TS17 5LJ





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