

## HILLBROOK CRESCENT, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5BN



- ▲ A Spacious, Impressively Presented Three Bedroom Detached Home
- ▲ Nicely Positioned Within the Popular Broomhill Area of Ingleby Barwick
- ▲ Lawned Gardens to Front & Rear, Driveway & Single Garage
- ▲ Spacious Lounge with Separate Dining Room Having Double Glazed French Doors to The Rear Garden

- ▲ Kitchen with An Extensive Range of Fitted Units, Built-In Oven & Hob, Integrated Fridge/Freezer & Dishwasher
- ▲ Three Impressive Bedrooms with The Master Having an En-Suite Shower Room
- ▲ Family Bathroom with White Three Piece Suite & Ground Floor Cloakroom/WC
- ▲ Gas Central Heating System & Double Glazing
- ▲ Early Internal Viewing Comes Highly Recommended

**£235,000**

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An opportunity to acquire one of the larger three bedroomed properties in the area and adapt it with minimum effort to your personal taste. This spacious and impressively presented detached home is nicely positioned within the Broomhill area of Ingleby Barwick.

**GROUND FLOOR**

**ENTRANCE HALLWAY**

**CLOAKROOM/WC - 1.45m x 1.3m (4'9" x 4'3")**

**LOUNGE - 4.34m x 3.5m (14'3" x 11'6")**

**DINING ROOM - 2.92m x 2.62m (9'7" x 8'7")**

**KITCHEN - 4.52m x 2.9m (14'10" x 9'6")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4.95m x 2.67m (16'3" x 8'9")**

**EN-SUITE SHOWER ROOM - 2.87m x 1.47m (9'5" x 4'10")**

**BEDROOM TWO - 3.84m x 2.57m (12'7" x 8'5")**

**BEDROOM THREE - 2.95m x 2.54m (9'8" x 8'4")**

**BATHROOM - 2.57m x 1.93m (8'5" x 6'4")**

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

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## EXTERNALLY

### **GARDENS & GARAGE**

Lawned front garden with driveway leading to the attached single garage with up and over door, rear courtesy door, power points and lighting. The rear garden is enclosed and mainly laid to lawn with paved patio area, a variety of shrubs and a garden shed.

**AGENTS REF:** - DC/LS/ING240186/15042024

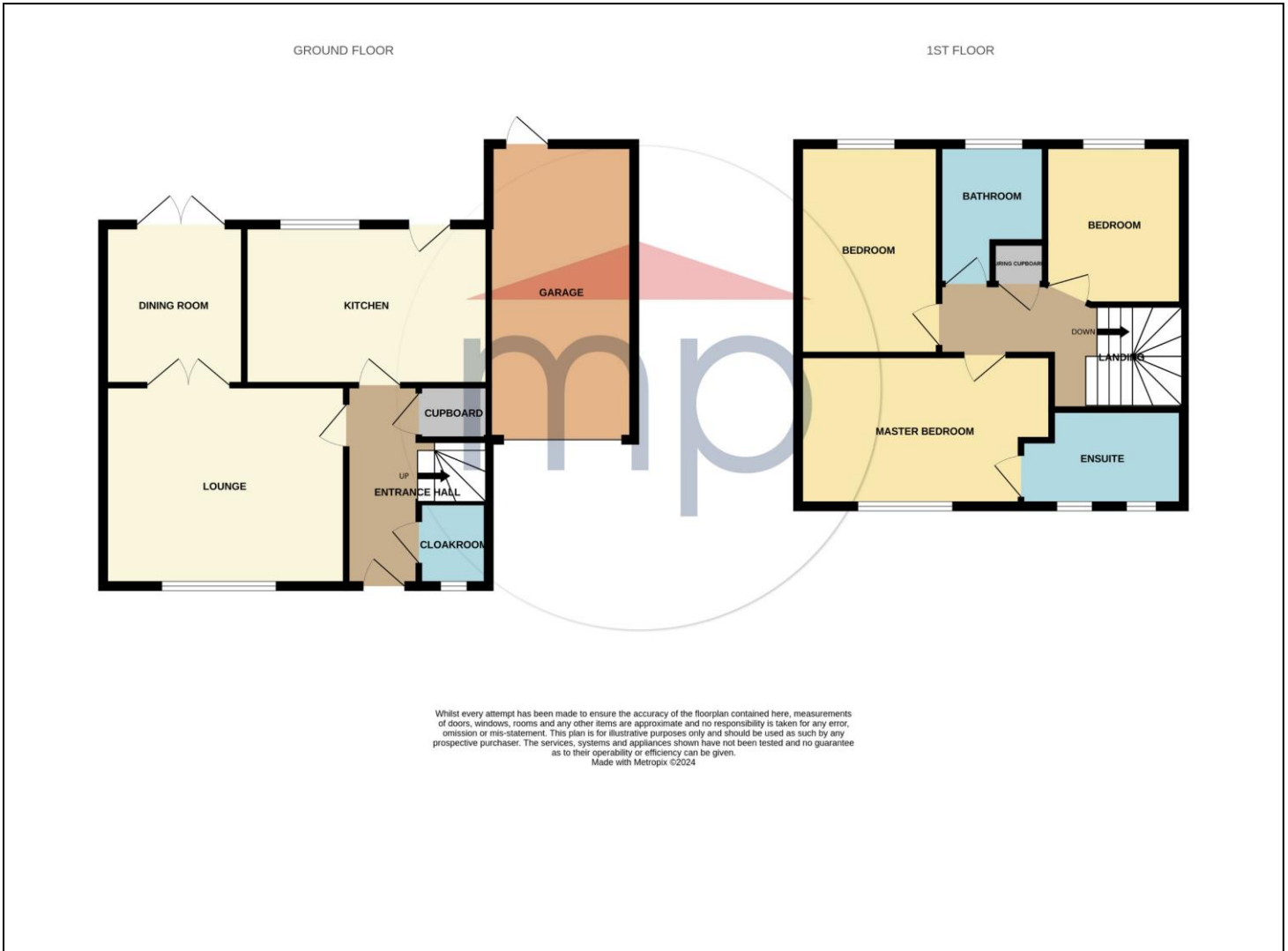
**Council Tax Band:** D    **Tenure:** Freehold

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



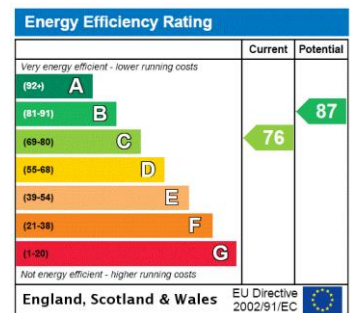
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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