

ROCKBOURNE WAY, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5LH



- ▲ A Very Impressive, Spacious Three Bedroom Detached Family Home
- ▲ Enjoying A Delightful Position Within 'The Rings' Area of Ingleby Barwick
- ▲ Impressive, Tastefully Decorated Lounge
- ▲ Extensive Kitchen/Diner with An Excellent Range of Refitted Units, Belfast Style Sink, Built-In Range Oven & Integrated Dishwasher
- ▲ Useful Ground Floor Cloakroom/WC
- ▲ Three Generous First Floor Bedrooms with The Master Having Fitted Wardrobes & A Stunning En-Suite Shower Room
- ▲ Superb Redesigned Family Bathroom with Attractive High Quality Fittings
- ▲ Nicely Presented Gardens to Front & Rear, Driveway & Single Garage
- ▲ Gas Central Heating System, Double Glazing & Security Alarm System

£230,000

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A spacious three bedroom detached home positioned within 'The Rings' area of Ingleby Barwick. Significantly improved with redesigned kitchen and family bathroom. Early internal viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.24m x 1.27m (4'1" x 4'2")

LOUNGE - 4.37m x 3.53m (14'4" x 11'7")

KITCHEN/DINER - 7.21m x 2.9m (23'8" x 9'6")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.04m x 2.67m (13'3" x 8'9")
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 3.05m x 1.47m (10' x 4'10")

BEDROOM TWO - 3.84m x 2.51m (12'7" x 8'3")

BEDROOM THREE - 2.92m x 2.57m (9'7" x 8'5")

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 a driveway leading to the single garage with up and over door, power points and lighting. The rear garden is enclosed and mainly laid to lawn with a circular paved patio area and shrub borders.

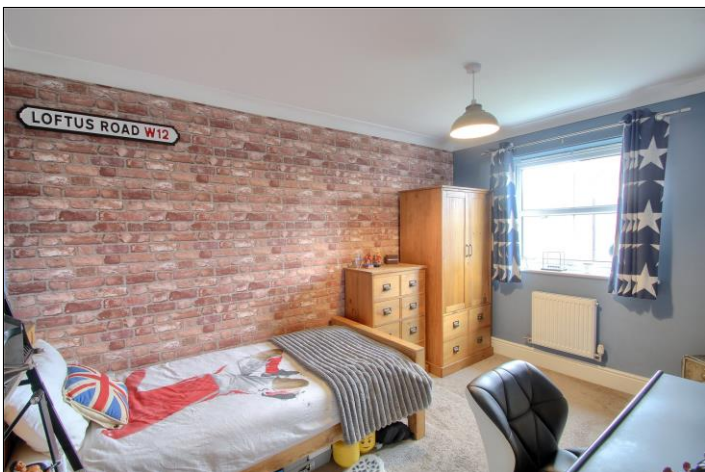
SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - DC/LS/ING240197/12042024

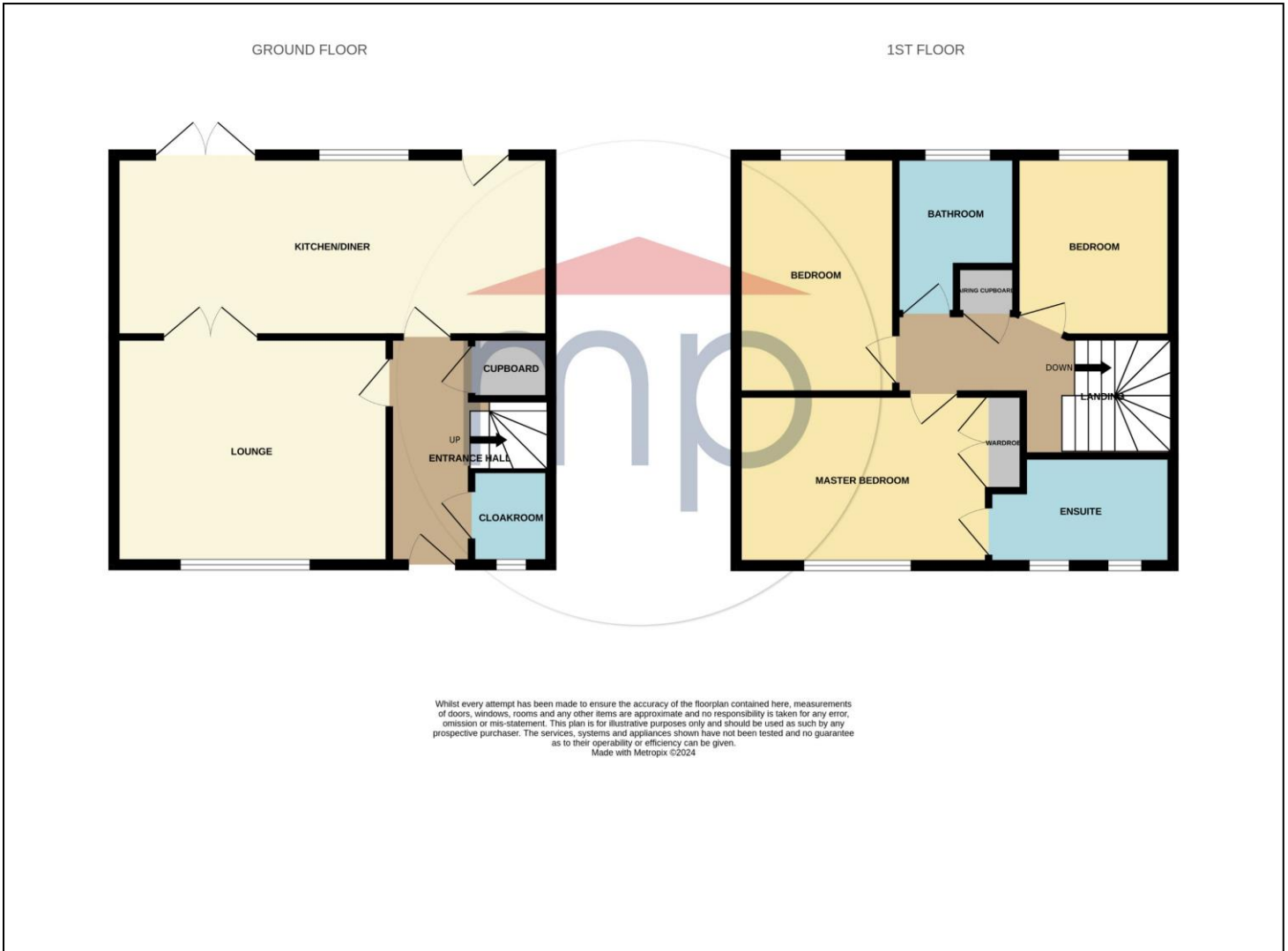
Council Tax Band: D **Tenure:** Freehold

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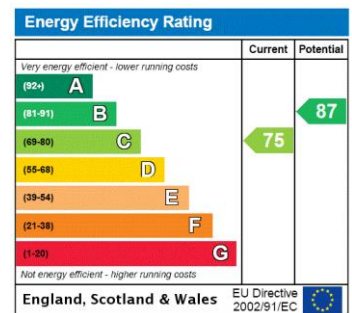


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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