

MARCHLYN CRESCENT, INGLEBY BARWICK, STOCKTON ON TEES, TS17 5DP

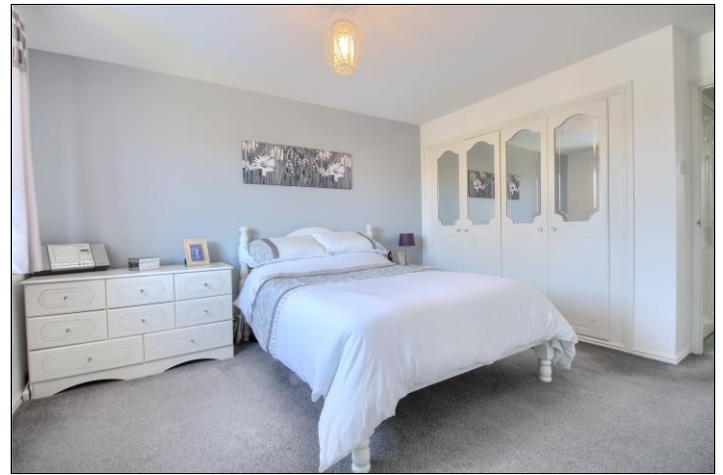


- ▲ An Impressive Four Bedroom Detached Family Home
- ▲ Nicely Situated Within This Popular Area of Ingleby Barwick, Well Placed for Access to Excellent Schooling
- ▲ Lounge with Front Bay Window & Having A Living Flame Effect Gas Fire Set in A Feature Surround
- ▲ Separate Dining Room with Patio Doors to The Spacious Double Glazed Conservatory
- ▲ Kitchen/Diner with Built-In Oven & Hob & Integrated Fridge/Freezer
- ▲ Four Bedrooms with Three Having Fitted Wardrobes & The Master Has an En-Suite Shower Room
- ▲ Two Bedrooms Share a Jack & Jill En-Suite and There Is a Family Bathroom & Ground Floor Cloakroom/WC
- ▲ Lawned Gardens to Front & Rear, Double Width Driveway & Single Garage
- ▲ Gas Central Heating System & Double Glazing

Offers Over £265,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE - 5.23m (17'2") x 3.23m (10'7") Measured into bay

DINING ROOM - 3.23m x 3.20m (10'7" x 10'6")

CONSERVATORY - 3.97m x 2.84m (13' x 9'4")

KITCHEN/DINER - 4.32m x 3.27m (14'2" x 10'9")

FIRST FLOOR

LANDING

MASTER BEDROOM - 3.80m (12'6") to robes x 3.29m (10'10")

EN-SUITE SHOWER ROOM - 2.03m x 1.83m (6'8" x 6')

BEDROOM TWO - 3.02m (9'11") x 2.71m (8'11") reducing to 2.46m (8'1")
Fitted wardrobes. Door to ...

JACK & JILL EN-SUITE - 2.10m x 1.79m (6'11" x 5'10")

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

www.michaelpoole.co.uk



MARCHLYN CRESCENT, TS17 5DP

BEDROOM THREE - 2.79m x 2.69m (9'2" x 8'10")

Door to Jack & Jill en-suite.

BEDROOM FOUR - 2.94m x 2.80m (9'8" x 9'2")

Fitted wardrobes.

BATHROOM - 1.96m x 1.90m (6'5" x 6'3")

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with a double width driveway leading to the single garage with up and over door, wall mounted boiler, power points and lighting. To the rear, there is an enclosed garden which is mainly laid to lawn with a paved patio area.

SECTION 21

In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

AGENTS REF: - DC/LS/MID220539/04072023

Council Tax Band: E **Tenure:** Freehold

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

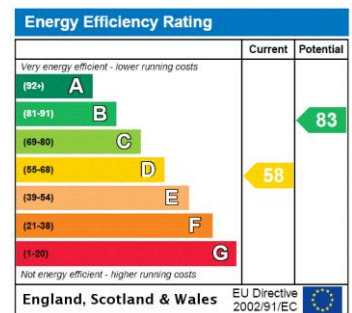


MARCHLYN CRESCENT, TS17 5DP





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