

# EMMETTS GARDEN, INGLEBY BARWICK, STOCKTON ON TEES, TS17 0YH



- ▲ A Two Bedroom Semi-Detached Bungalow Specifically Aimed at Buyers of 55 Years of Age & Older
- ▲ Available On a Part Buy/Part Rent Scheme with 50% Shared Ownership
- ▲ Offered For Sale with NO ONWARD CHAIN & Nicely Positioned Within the Beckfields Area of Ingleby Barwick
- ▲ Lawned Gardens, Side Driveway & Single Garage
- ▲ Gas Central Heating System & Double Glazing
- ▲ Generous Lounge, Kitchen & Bathroom
- ▲ The Property Is Leasehold with A Term of 96 Years Remaining

**£75,000 - 50% Shared Ownership**

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Offered for sale with no onward chain and nicely positioned within the Beckfields area of Ingleby Barwick, a two bedroom semi-detached bungalow specifically aimed at buyers of 55 years of age & older and available on a part buy/part rent scheme with 50% shared ownership.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

**LOUNGE - 5.5m x 3.36m (18'1" x 11')**

**KITCHEN - 3.27m x 2.05m (10'9" x 6'9")**

**BEDROOM ONE - 4.36m x 2.95m (14'4" x 9'8")**

**BEDROOM TWO - 3.2m x 2.45m (10'6" x 8')**

**BATHROOM - 2.10m x 2.0m (6'11" x 6'7")**

#### **EXTERNALLY**

##### **GARDENS & GARAGE**

Externally there is a lawned front garden with mature bush borders and a flagstone driveway for a number of cars leads to the garage with up and over door, access to the property and access to the rear garden. The enclosed rear garden is mainly laid to lawn with mature bush borders and outside tap.

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

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**AGENTS NOTE:**

The total annual charges payable to Home Group are \*£1575.00 and are broken down as follows:

- Management charge – £290.00
- Building Insurance charge- £100.00
- Service charge - £135.00
- Reserve Fund - £1050
- Monthly Rent: £59.47

The above charges are reviewed annually and usually increase on 1st April.

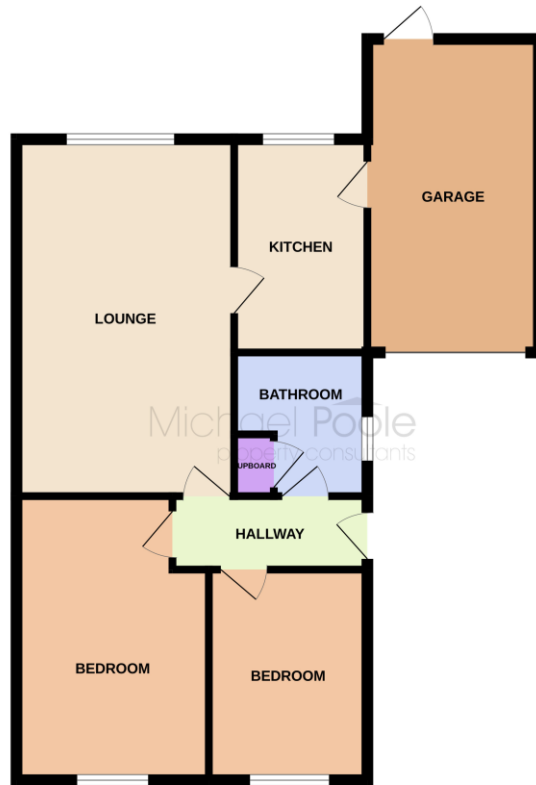
**AGENTS REF:** - MH/LS/STO230631/28092023

**Council Tax Band:** B    **Tenure:** Leasehold

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

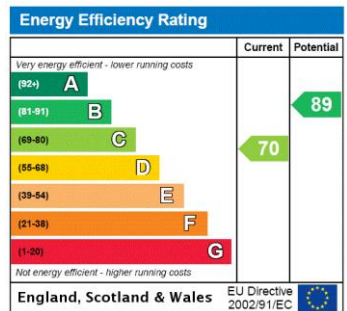


GROUND FLOOR



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. Made with Metropix ©2023.

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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