

**BENINGBOROUGH GARDENS, INGLEBY BARWICK,
STOCKTON-ON-TEES, TS17 0TY**



- ▲ A Substantial Four Double Bedroom Detached Family Home, Significantly Extended on Both the Ground & First Floors
- ▲ Nicely Located Within a Picturesque Cul-De-Sac Within the Popular Beckfields Area of Ingleby Barwick
- ▲ Stunning Open Plan Lounge/Dining/Family Area with Three Roof Windows & Double Glazed French Doors to The Rear Garden
- ▲ The Kitchen Offers an Island Unit with Wine Cooler, Integrated Dishwasher & Built-In Rangemaster Oven
- ▲ Lounge with Electric Stove in Feature Fireplace & Front Bay Window Together with A Versatile Family Room/Garage Conversion
- ▲ Utility Room & Cloakroom/WC
- ▲ Delightful Refitted En-Suite Shower Room to The Master Bedroom & Impressive Redesigned Family Bathroom
- ▲ Gas Central Heating System & Double Glazing
- ▲ Pleasant Gardens to The Front & Rear, Driveway Providing Off Street Parking & Large Storage Shed

£310,000

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A substantial four double bedroom detached family home, significantly extended on both the ground and first floors and nicely located within a picturesque cul-de-sac within the popular Beckfields area of Ingleby Barwick.

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE - 5.26m (17'3") x 3.35m (11') Measured into bay

FAMILY ROOM - 5.13m x 2.26m (16'10" x 7'5")

OPEN PLAN KITCHEN/DINING/LIVING AREA - 5.92m x 5.46m (19'5" x 17'11")

UTILITY ROOM

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM ONE - 3.86m x 2.82m (12'8" x 9'3")
Fitted wardrobes.

EN-SUITE SHOWER ROOM

BEDROOM TWO - 4.75m x 2.77m (15'7" x 9'1")

BEDROOM THREE - 4m (13'1") reducing to 3.78m (12'5") x 2.26m (7'5")
Fitted wardrobes.

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Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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BEDROOM FOUR - 3.25m x 2.77m (10'8" x 9'1")

AGENTS REF: - DC/LS/ING100225/28052025

BATHROOM - 1.96m x 1.88m (6'5" x 6'2")

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

EXTERNALLY

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**

GARDENS & PARKING

Lawned front garden with driveway providing off street parking. The enclosed rear garden is mainly laid to lawn with a paved patio area and large storage shed with double access doors.

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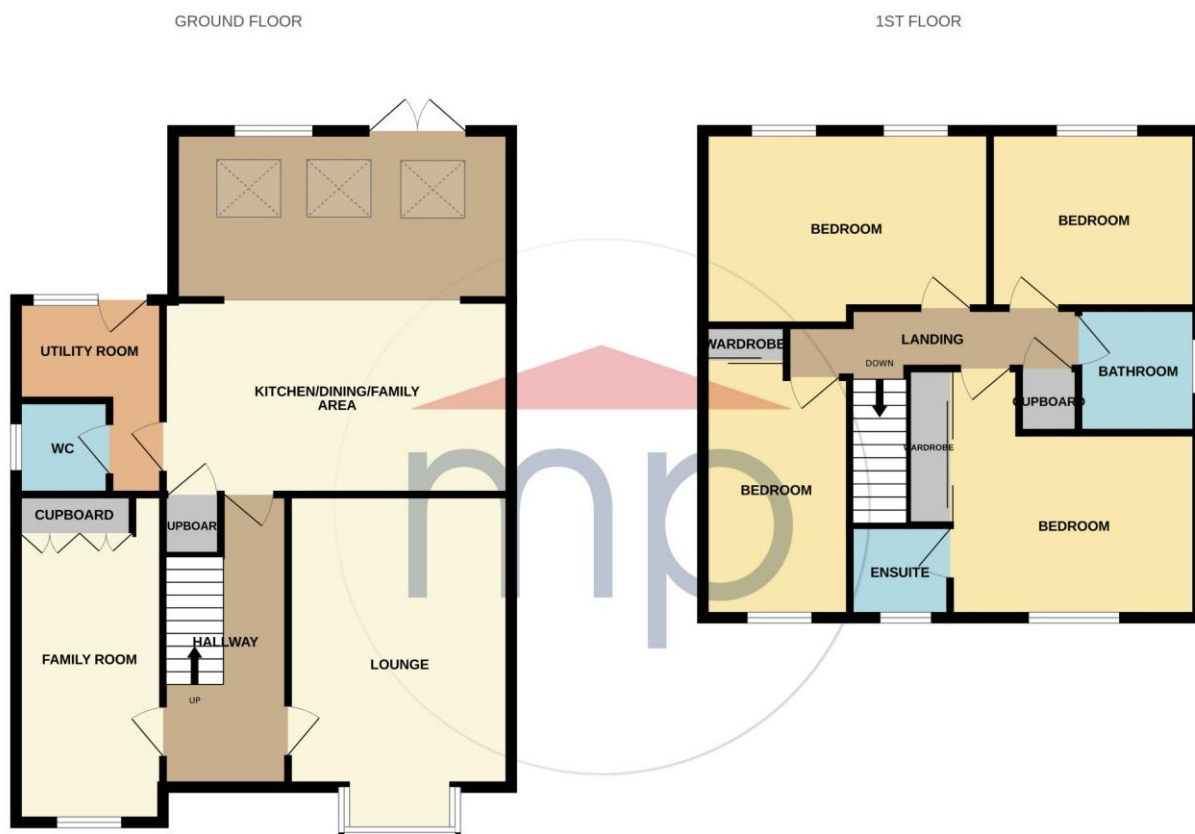


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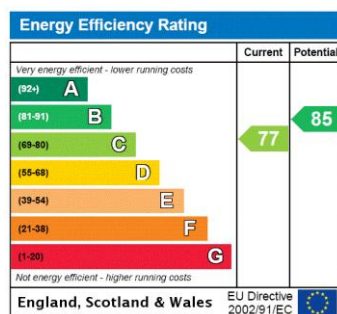
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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