

CASTLEMARTIN, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5BA



- ▲ Nicely tucked away in a pleasant cul-de-sac setting
- ▲ An impressive three bedroom detached home offered for sale with NO ONWARD CHAIN
- ▲ Delightful plot with gardens to front and rear, driveway and single garage
- ▲ Spacious Lounge with front bay window, opening directly to the Dining Room
- ▲ Kitchen with a good range of fitted units and built in oven and hob
- ▲ Utility Room and ground floor Cloakroom/WC
- ▲ Three spacious bedrooms, with two having fitted wardrobes
- ▲ En-Suite Shower Room to the Master Bedroom and family Bathroom with white three piece suite
- ▲ Gas central heating system via a combination boiler and double glazing

£235,000

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Nicely tucked away in a pleasant cul-de-sac setting, an impressive three bedroom detached home offered for sale with NO ONWARD CHAIN.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE - 5.36m (17'7") x 3.59m (11'9") Measured into bay

DINING ROOM - 2.93m x 2.60m (9'7" x 8'6")

KITCHEN - 2.87m x 2.72m (9'5" x 8'11")

UTILITY ROOM - 2.47m x 1.81m (8'1" x 5'11")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.34m (14'3") x 3.63m (11'11") Measured into bay

EN-SUITE SHOWER ROOM

BEDROOM TWO - 3.45m x 2.70m (11'4" x 8'10")

BEDROOM THREE - 2.72m x 2.51m (8'11" x 8'3")

BATHROOM - 2.51m x 2.50m (8'3" x 8'2")

TO VIEW: Tel: 01642 763636

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

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EXTERNALLY

GARDENS, PARKING & GARAGE

Gravelled area to the front with a driveway leading to the single garage with up and over door, wall mounted Ideal combination boiler, power points and lighting. The rear garden is enclosed and mainly laid to lawn with a variety of shrubs and a patio area.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DC/LS/ING210008/06082026

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

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



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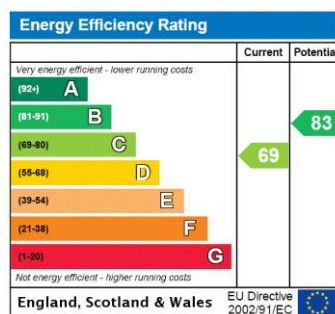
GROUND FLOOR

1ST 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.
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