

# GATEHOLM CLOSE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0NR



- ▲ Available for sale on a Shared Ownership part buy/part rent basis for £43,750 as a 25% of the 100% market value of £175,000
- ▲ An impressive three bedroom end-terrace house located within this popular modern development close to Ingleby Manor Secondary School
- ▲ The current monthly charges are currently £449.46 which includes rent, management charge, insurance charge, service charge & reserve fund
- ▲ Gardens to front, side and rear and allocated car parking
- ▲ Gas central heating system and double glazing

- ▲ Spacious open plan lounge with double glazed French doors to the rear garden
- ▲ Kitchen with a good range of fitted units, built in oven and hob, integrated fridge/freezer, dishwasher and microwave oven
- ▲ Ground floor cloakroom/WC and useful utility cupboard with plumbing for automatic washing machine
- ▲ Three first floor bedrooms and nicely presented Bathroom with white three piece suite and attractive fittings

**£43,750 - Shared Ownership**

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### **GROUND FLOOR**

**ENTRANCE LOBBY**

**CLOAKROOM/WC - 1.94m x 1.53m (6'4" x 5')**

**LOUNGE - 5.38m (17'8") reducing to 4.38m (14'4") x 5.23m (17'2")**  
Opening to ...

**KITCHEN - 2.21m x 1.95m (7'3" x 6'5")**  
Utility Cupboard with plumbing for automatic washing machine.

### **FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.04m x 2.80m (10' x 9'2")**  
Built in wardrobes.

**BEDROOM TWO - 3.38m x 2.80m (11'1" x 9'2")**

**BEDROOM THREE - 2.49m x 2.25m (8'2" x 7'5")**

**BATHROOM - 2.41m x 1.93m (7'11" x 6'4")**

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

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## EXTERNALLY

### **GARDENS & PARKING**

Lawned gardens to the front and side. To the rear there is an enclosed garden with a further lawned area, a paved patio and timber shed. Beyond the garden there is a parking area with space for two vehicles.

### **AGENTS NOTE:**

The current monthly charges are currently £449.46 which includes rent, management charge, insurance charge, service charge & reserve fund

**AGENTS REF:** - DC/LS/ING230353/29092025

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

**TO VIEW:** Contact our Ingleby Barwick office on

Tel: **01642 763636**

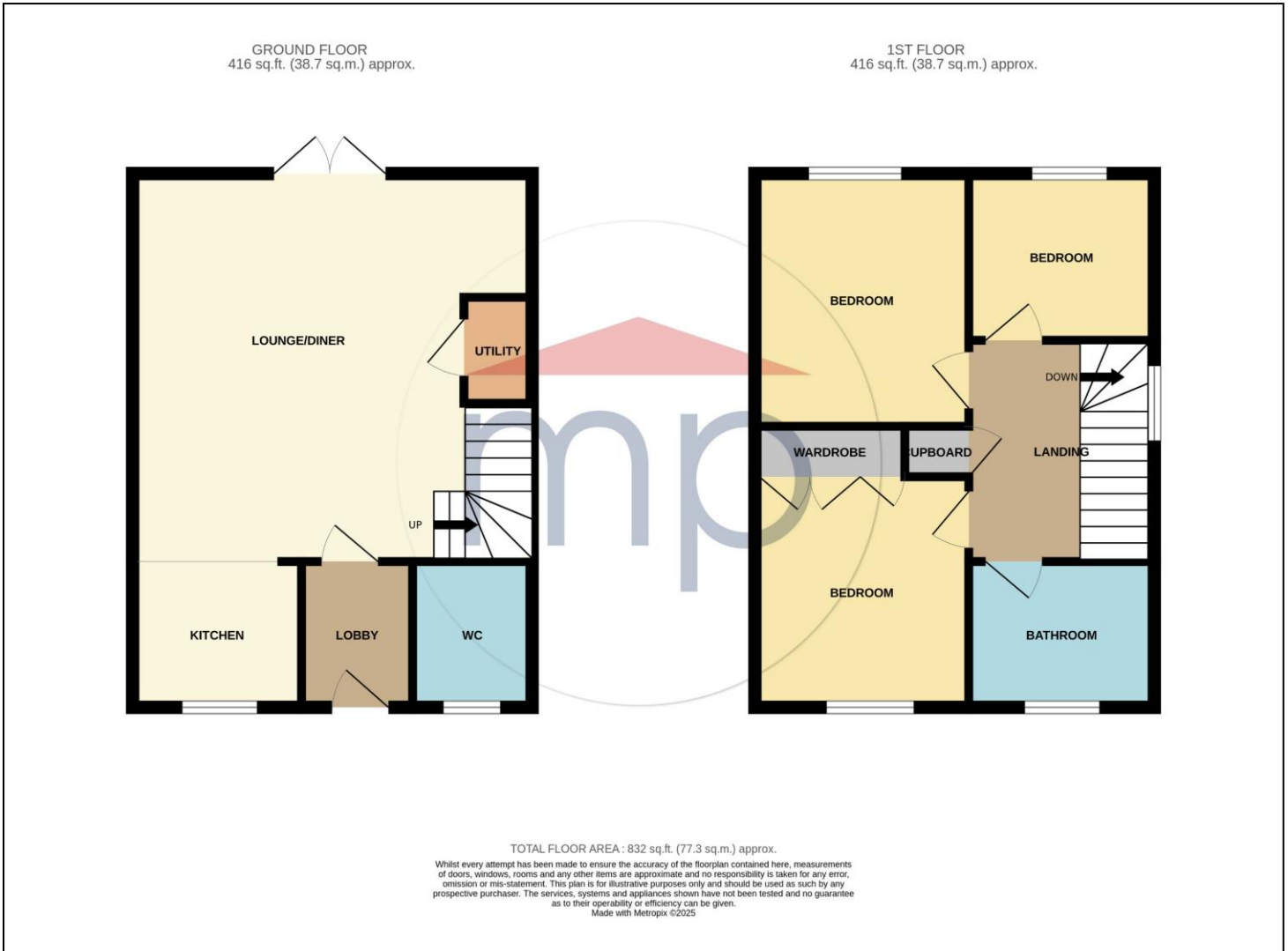


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A photograph of the Michael Poole property consultants storefront at night. The building has a prominent blue neon sign that reads "Michael Poole property consultants". The large glass windows display various property listings and brochures. The interior is lit up, showing the office space.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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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