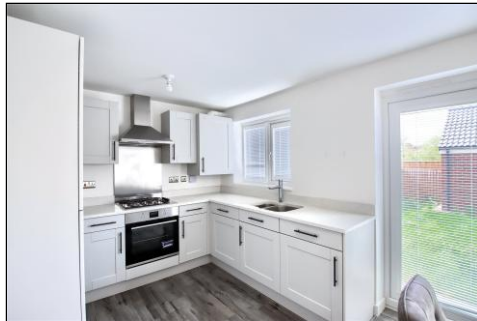


PORT WAY, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5FS



- ▲ CHAIN FREE
- ▲ Extensively Upgraded by The Current Owners, Over & Above the Original Builders Specifications
- ▲ A Very Impressive Three Bedroom Mid Terrace House Constructed by Persimmon Homes Within 'The Rings' Area of Ingleby Barwick
- ▲ Spacious Tastefully Presented Lounge
- ▲ Wonderful Kitchen/Diner with A Good Range of Fitted Units, Silestone Worktops, Built-In Oven & Hob, Integrated Fridge/Freezer, Dishwasher & Washing Machine & Double Glazed French Doors to The Rear
- ▲ Three Bedrooms with Two Having High Quality Fitted Wardrobes
- ▲ Upgraded Bathroom with A White Suite, Fully Tiled En-Suite Shower Room & Useful Ground Floor Cloakroom/WC
- ▲ Gas Central Heating System Via a Combination Boiler & Double Glazing
- ▲ Car Parking for Two Vehicles to The Front & Lawned Garden to The Rear

£180,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



*** CHAIN FREE ***

Extensively upgraded by the current owners, over and above the original builders' specifications, a very impressive three bedroom mid terrace house constructed by Persimmon Homes within 'The Rings' area of Ingleby Barwick.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE - 4.34m (14'3") x 3.66m (12') reducing to 2.36m (7'9")

KITCHEN/DINER - 4.67m x 2.7m (15'4" x 8'10")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.66m x 2.92m (12' x 9'7")

EN-SUITE - 1.93m x 1.63m (6'4" x 5'4")

BEDROOM TWO - 2.82m x 2.36m (9'3" x 7'9")
Fitted wardrobes.

BEDROOM THREE - 2.34m x 1.78m (7'8" x 5'10")
Fitted wardrobes.

BATHROOM - 1.85m x 1.8m (6'1" x 5'11")

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

www.michaelpoole.co.uk



PORT WAY, TS17 5FS

Michael Poole
sales | lettings | auctions

EXTERNALLY

PARKING & GARDEN

Double width driveway providing car parking for two vehicles to the front. To the rear there is an enclosed garden which is mainly laid to lawn.

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/ING250190/23042025

Council Tax Band: C **Tenure:** Freehold

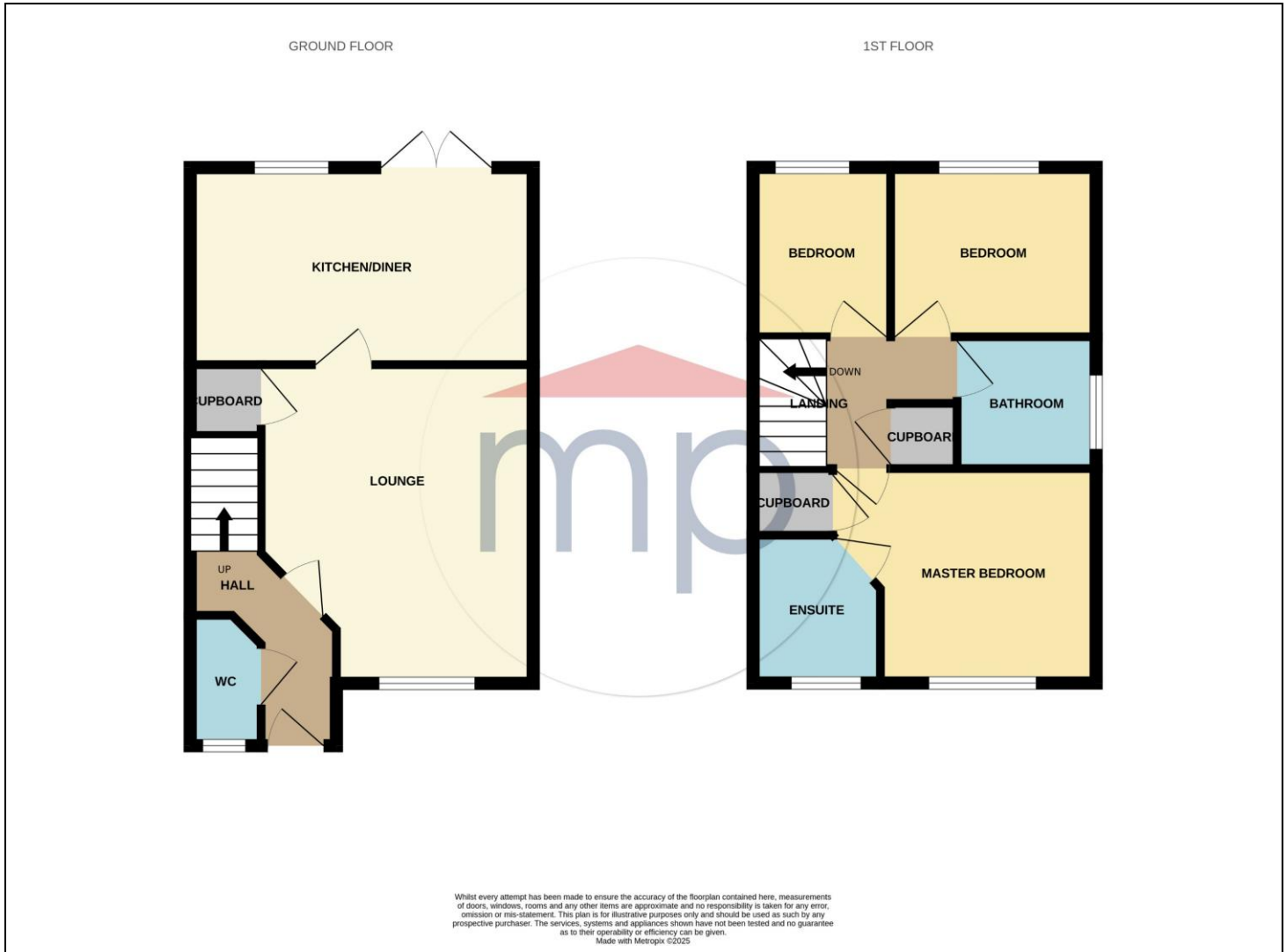
TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**

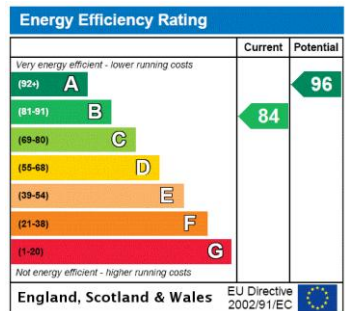


Do you have a property you need to sell before you can buy?

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.



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

www.michaelpoole.co.uk

sales | lettings | auctions