

## EMBSAY CLOSE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0PY



- ▲ Enjoying a delightful cul-de-sac position within the popular Sober Hall area of Ingleby Barwick
- ▲ A three bedroom semi-detached house offered for sale with NO ONWARD CHAIN
- ▲ Occupying a generous plot with established gardens and a driveway which provides off street parking for a number of vehicles
- ▲ Lounge with bay window to the front

- ▲ Kitchen/Breakfast Room with an excellent range of fitted units, built in oven and hob and integrated dishwasher
- ▲ Three bedrooms on the first floor
- ▲ Tiled Bathroom with coloured three piece suite
- ▲ Gas central heating system and double glazing
- ▲ The property will interest a variety of prospective buyers and early viewing comes highly recommended

**£182,500**

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#### **GROUND FLOOR**

##### **ENTRANCE HALL**

**LOUNGE - 4.72m x 4.06m (15'6" x 13'4")**

**KITCHEN/BREAKFAST ROOM - 5.08m x 3.10m (16'8" x 10'2")**

#### **FIRST FLOOR**

##### **LANDING**

**BEDROOM ONE - 4.34m x 3.05m (14'3" x 10')**

**BEDROOM TWO - 3.00m x 2.85m (9'10" x 9'4")**

**BEDROOM THREE - 2.69m x 1.95m (8'10" x 6'5")**

**BATHROOM - 2.12m x 1.84m (6'11" x 6')**

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

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**EXTERNALLY**

**GARDENS & PARKING**

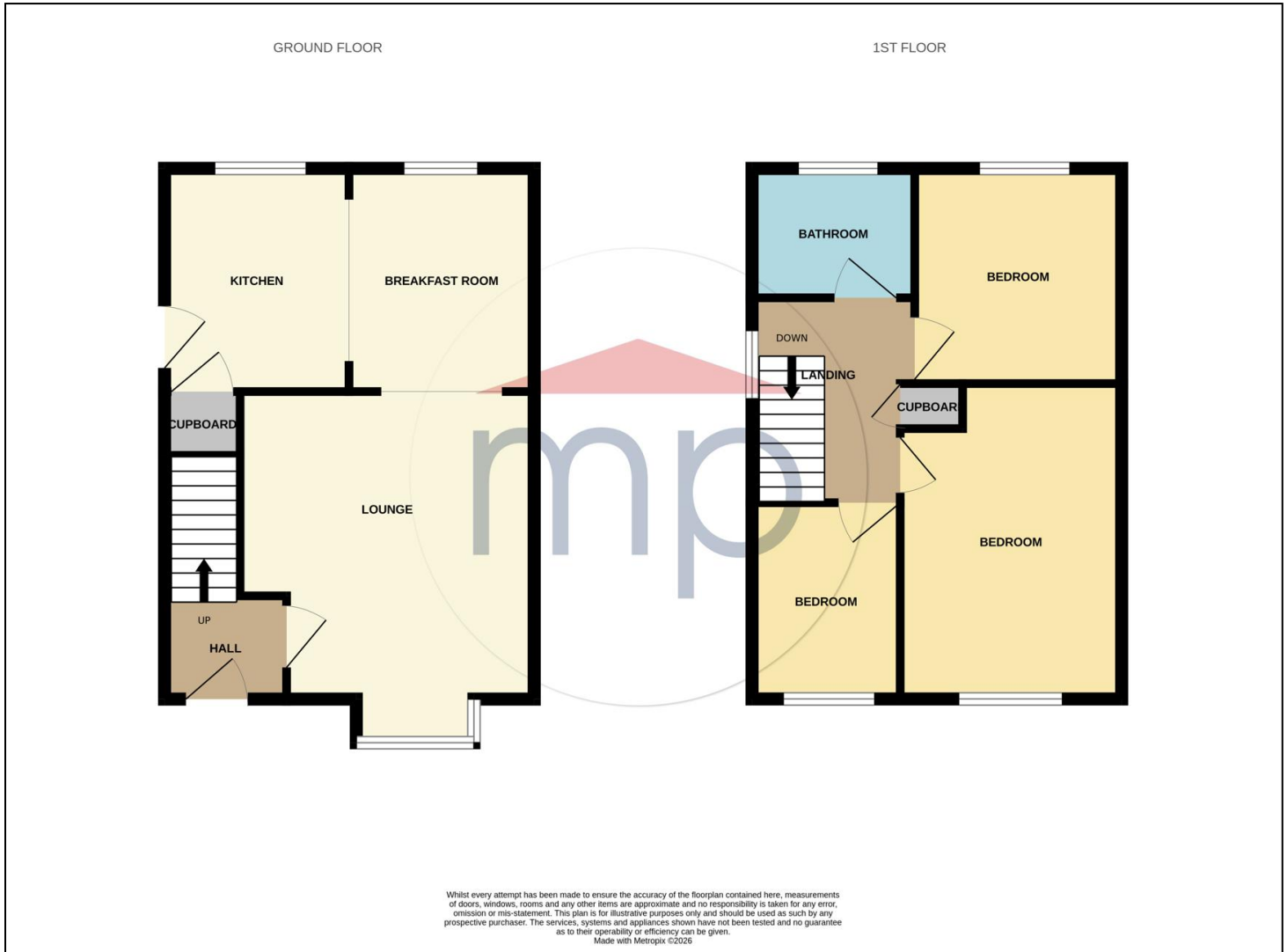
Lawned front garden with an attractive variety of shrubs. The driveway provides generous off street parking for a number of vehicles. The rear garden is mainly laid to lawn with shrub borders and a paved patio area. There is a further area of garden beyond the side fence.

**AGENTS REF:** - DC/LS/ING250431/03032026

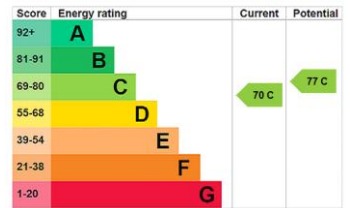
**Council Tax Band:** E      **Tenure:** Freehold

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





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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