

MELFORD GROVE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0YF



- ▲ Located in this sought after cul-de-sac off in the popular Beckfields area of Ingleby Barwick
- ▲ A four bedroom detached family home offered for sale with NO ONWARD CHAIN
- ▲ Occupying a delightful plot with gardens to front and rear, driveway and single garage
- ▲ Lounge with gas fire in feature surround and having a bay window to the front
- ▲ Kitchen/diner with a generous range of fitted units and built in double oven and gas hob
- ▲ Double glazed conservatory, utility room and cloakroom/WC
- ▲ Four bedrooms with the master bedroom providing an en-suite shower room
- ▲ Family bathroom with coloured three piece suite
- ▲ Gas central heating system via a Vaillant combination boiler and double glazing

£270,000

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GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE - 4.45m (14'7") x 4.03m (13'3") Measured into bay

KITCHEN/DINING ROOM - 6.95m x 3.00m (22'10" x 9'10")

UTILITY ROOM - 1.86m x 1.57m (6'1" x 5'2")

CONSERVATORY - 2.84m x 2.76m (9'4" x 9'1")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.80m (12'6") to robes x 3.51m (11'6")
Fitted wardrobes.

EN-SUITE SHOWER ROOM

BEDROOM TWO - 3.08m x 2.83m (10'1" x 9'3")

BEDROOM THREE - 2.87m x 1.95m (9'5" x 6'5")

BEDROOM FOUR - 2.40m x 2.04m (7'10" x 6'8")

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BATHROOM - 1.98m x 1.96m (6'6" x 6'5")

EXTERNALLY

Lawned front garden with driveway providing off street parking and leading to the single garage. The rear garden is enclosed and mainly laid to lawn with a paved patio area and garden shed.

SINGLE GARAGE - 5.50m x 2.71m (18'1" x 8'11")

With up and over door, rear access door, power points and lighting.

AGENTS REF: - DC/LS/ING250531/10112025

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

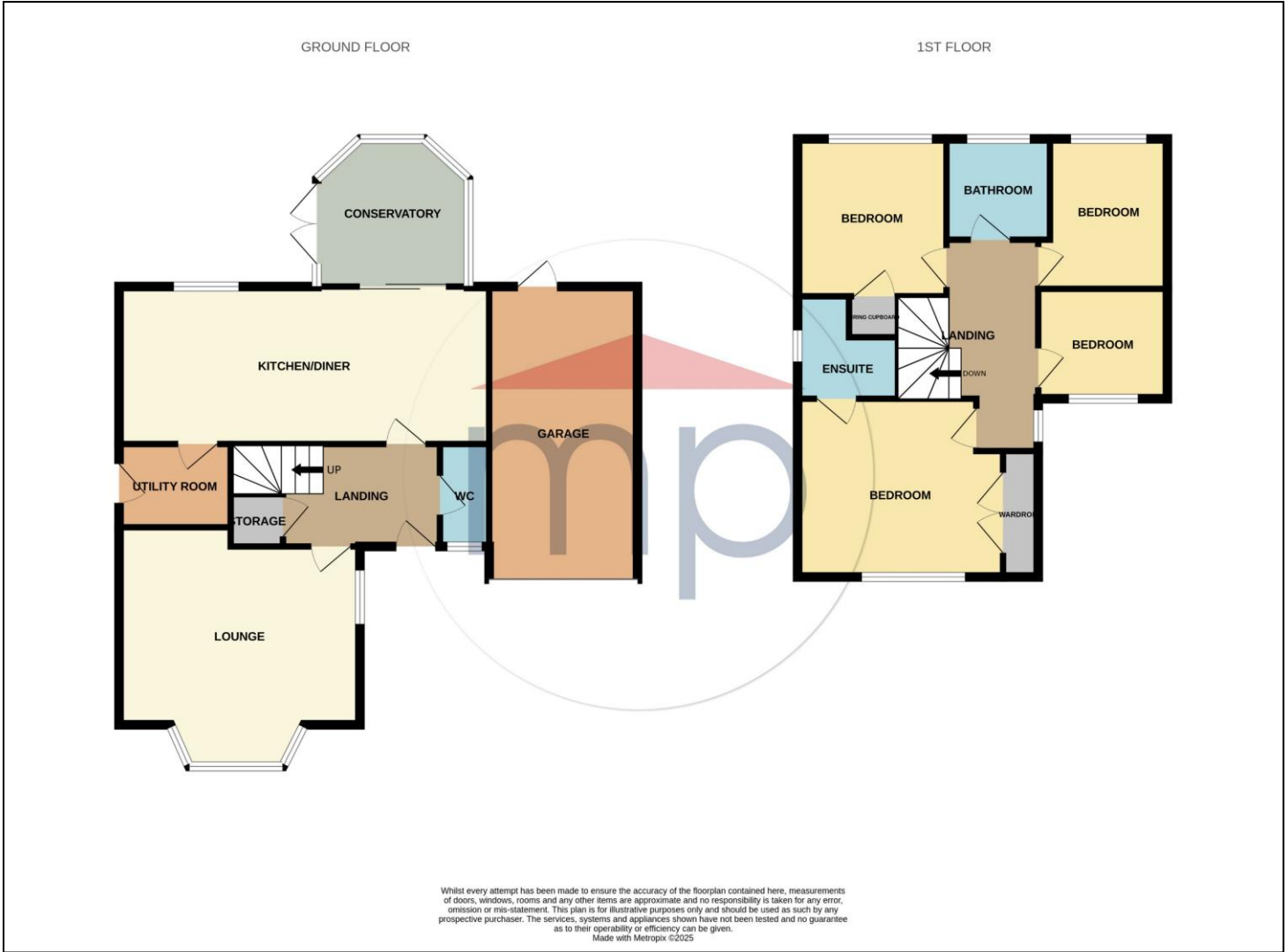
TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



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