

MORLAIS COURT, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5DG



- ▲ A wonderful two double bedroom semi-detached home available for sale with NO ONWARD CHAIN
- ▲ Enjoying a pleasant cul-de-sac position off Penderyn Crescent
- ▲ Spacious lounge/dining room with attractive decoration and an electric fire in a feature surround
- ▲ Kitchen with a good range of fitted units and some integrated appliances

- ▲ Delightful, refitted bathroom with white three piece suite and under floor heating
- ▲ Two generous double bedrooms with one having built in wardrobes
- ▲ Nicely presented gardens to front and rear, driveway providing off street parking and single garage
- ▲ Gas central heating system with a new boiler fitted in 2025 and replacement double glazing
- ▲ Early internal viewing comes highly recommended

£160,000

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An impressive two double bedroom semi-detached home, enjoying a pleasant cul-de-sac position off Penderyn Crescent. Features include a spacious lounge/dining room, kitchen with a good range of fitted units and some integrated appliances, delightful, refitted bathroom with white suite and two generous bedrooms. There are nicely presented gardens to front and rear, a driveway providing off street parking and single garage. The house is warmed by a gas central heating system and provides double glazing. Early viewing comes highly recommended.

GROUND FLOOR

ENTRANCE HALL

Entrance door, radiator and staircase to the first floor.

LOUNGE/DINER - 5.84m (19'2") x 3.58m (11'9") reducing to 2.62m (8'7")

With electric fire in feature surround with inset and hearth. Radiator, two double glazed windows and under stairs cupboard.

KITCHEN - 2.4m x 3.58m (7'10" x 11'9")

Featuring a range of fitted wall and floor units with integrated dishwasher, washing machine. Built in oven and four ring hob with extractor fan. Radiator, double glazed window and rear access door.

FIRST FLOOR

LANDING

With loft hatch.

BEDROOM ONE - 3.58m x 3.1m (11'9" x 10'2")

With built-in double wardrobe, radiator and double glazed window.

BEDROOM TWO - 3.58m x 2.84m (11'9" x 9'4")

With built in airing cupboard, radiator and double glazed window.

TO VIEW: Tel: 01642 763636

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

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BATHROOM - 2.18m x 1.68m (7'2" x 5'6")

With a modern white three piece suite comprising panel bath with shower over, pedestal wash hand basin and low level WC. Part tiled walls, tiled floor, under floor heating and double glazed window.

EXTERNALLY

GARDENS & GARAGE

Front garden with lawned area. Driveway leading to a single garage with up and over door, power points, lighting and rear access door. To the rear of the property there is a generous garden laid to lawn with decked area, gravelled section and timber shed.

AGENTS REF: - DC/LS/ING260104/25032026

Council Tax Band: B **Tenure:** Freehold

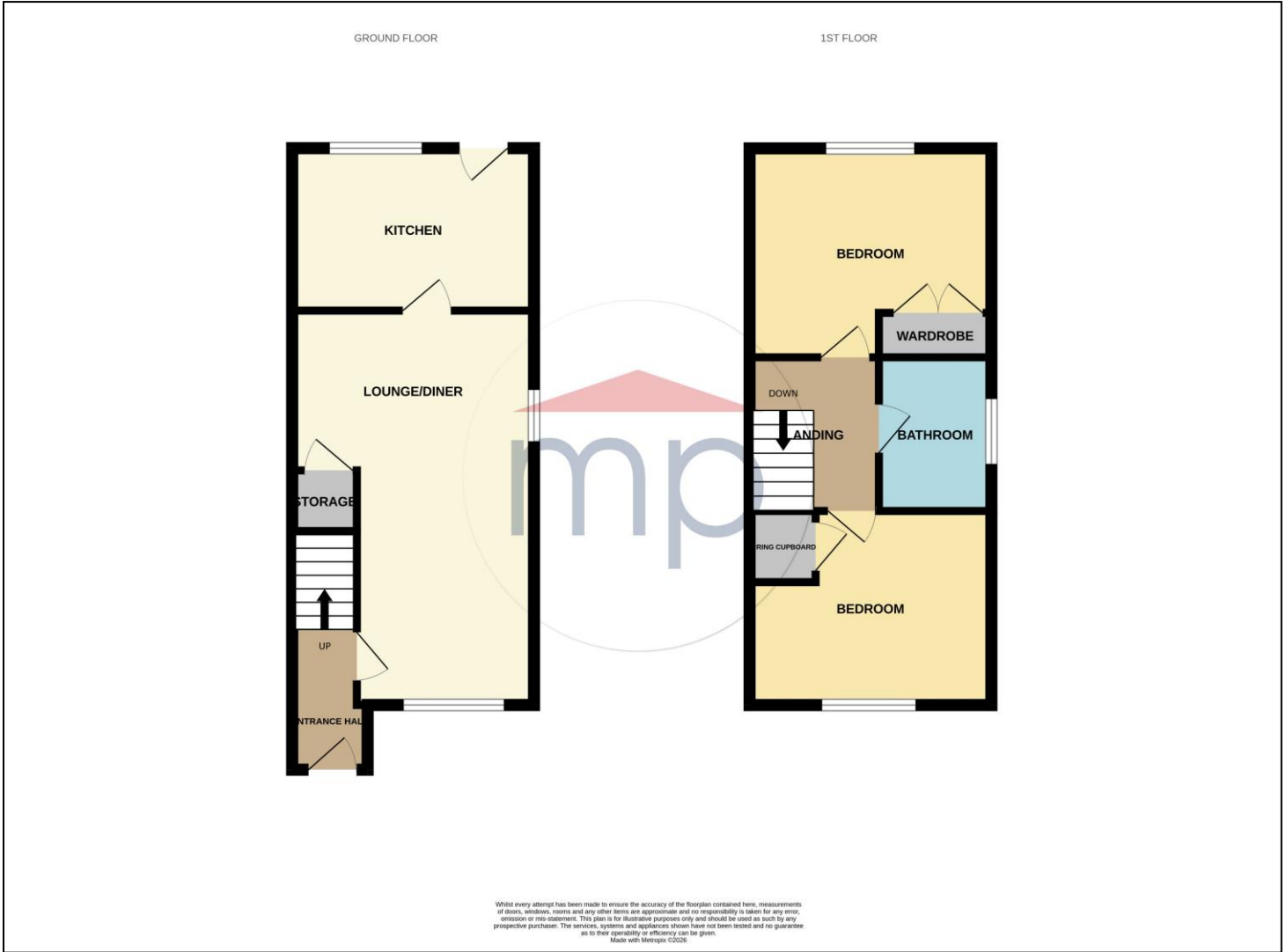
TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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