

CAMBRIAN COURT, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5DS



- ▲ Attractive four bedroom detached family home occupying a delightful cul-de-sac position off Marchlyn Crescent
- ▲ Highly popular setting close to well-regarded junior and secondary schools, along with a range of shopping and leisure facilities
- ▲ Lawned gardens to the front and rear, complemented by a double-width driveway and single garage
- ▲ Spacious lounge featuring a living flame effect gas fire and front-facing bay window
- ▲ Separate dining room with double-glazed French doors opening onto the rear garden
- ▲ Fitted kitchen with a range of units and built-in oven and hob, leading to a separate utility room
- ▲ Impressive family bathroom fitted with a white three-piece suite, plus a convenient ground floor cloakroom/WC
- ▲ Four well-proportioned bedrooms, two with fitted wardrobes and the master featuring a redesigned en-suite shower room
- ▲ Gas central heating and double glazing throughout

£269,950

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Attractive four bedroom detached family home occupying a delightful cul-de-sac position off Marchlyn Crescent with lawned gardens to the front and rear, complemented by a double-width driveway and single garage.

UTILITY ROOM - 2.09m x 1.44m (6'10" x 4'9")

GROUND FLOOR

FIRST FLOOR

ENTRANCE HALL

LANDING

CLOAKROOM/WC

MASTER BEDROOM - 3.63m x 3.60m (11'11" x 11'10")
Fitted wardrobes.

LOUNGE - 4.22m (13'10") x 4.11m (13'6") Measured into bay window

EN-SUITE SHOWER ROOM - 1.98m x 1.43m (6'6" x 4'8")

DINING ROOM - 2.87m x 2.74m (9'5" x 9')

BEDROOM TWO - 3.06m x 2.97m (10' x 9'9")
Built-in Wardrobe.

KITCHEN - 3.62m x 2.87m (11'11" x 9'5")

BEDROOM THREE - 2.86m x 2.55m (9'5" x 8'4")

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

www.michaelpoole.co.uk



CAMBRIAN COURT, TS17 5DS

BEDROOM FOUR - 3.45m x 2.05m (11'4" x 6'9")

BATHROOM/WC - 2.06m x 1.88m (6'9" x 6'2")

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with borders and a driveway leads to the single garage with up and over door, rear access door, power points and lighting. The delightful rear garden is enclosed and mainly laid to lawn with paved patio areas and a variety of shrubs.

AGENTS REF: - DC/LS/ING260106/12032026

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

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



CAMBRIAN COURT, TS17 5DS





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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

Michael Poole
sales | lettings | auctions