

ROCKBOURNE WAY, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5LH



- ▲ Offered for sale with the benefit of NO ONWARD CHAIN
- ▲ A substantial, extended four/five bedroom end terrace house offering generous accommodation over three floors
- ▲ Nicely positioned in a pleasant cul-de-sac within 'The Rings' area of Ingleby Barwick
- ▲ Versatile ground floor with kitchen/diner, family/garden room extension, dining room, study and cloakroom/WC
- ▲ First floor lounge, large double bedroom and shower room
- ▲ Three second floor bedrooms with one having an ensuite shower room and family bathroom with white suite
- ▲ Low maintenance gardens to front and rear, driveway and single garage
- ▲ Gas central heating system and double glazing
- ▲ Of interest to family buyers or investor buyers due to the excellent rental returns

£220,000

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Offered for sale with the benefit of NO ONWARD CHAIN, a substantial, extended four/five bedroom end terrace house offering generous accommodation over three floors and nicely positioned in a pleasant cul-de-sac within 'The Rings' area of Ingleby Barwick.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

STUDY - 3.05m x 1.63m (10' x 5'4")

DINING ROOM - 3.23m x 2.16m (10'7" x 7'1")

KITCHEN/DINER - 4.9m x 3.89m (16'1" x 12'9")

FAMILY/GARDEN ROOM - 3.89m x 3.12m (12'9" x 10'3")

FIRST FLOOR

LANDING

LOUNGE - 4.93m x 3.2m (16'2" x 10'6")

BEDROOM ONE - 4.93m x 3.02m (16'2" x 9'11")

SHOWER ROOM - 1.93m x 1.93m (6'4" x 6'4")

SECOND FLOOR

LANDING AREA

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

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BEDROOM TWO - 3.4m x 3.25m (11'2" x 10'8")

EN-SUITE - 2.29m x 1.42m (7'6" x 4'8")

BEDROOM THREE - 3.02m x 2.7m (9'11" x 8'10")

BEDROOM FOUR - 2.9m x 2.16m (9'6" x 7'1")

BATHROOM - 2.1m x 1.7m (6'11" x 5'7")

EXTERNALLY

GARDENS, GARAGE & PARKING

Lawned garden area to the front. The rear garden has been adapted for easy maintenance, with extensive decking and gravelled areas. The single garage is located directly to the front of the house. It has an up and over door, power points and lighting. Directly in front of the garage, there is a driveway providing additional off street parking.

AGENTS REF: - DC/LS/ING260149/23032026

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

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



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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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