

HILDEN PARK, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5AJ



- ▲ An Attractively Presented Three Bedroom Townhouse
- ▲ CHAIN FREE Sale
- ▲ Offering Deceptively Spacious Accommodation Laid Out Over Three Floors
- ▲ Ground Floor Kitchen/Diner with Shaker Design Units, Built-In Oven & Hob & Double Glazed French Doors to the Rear Garden
- ▲ Tastefully Presented First Floor Lounge
- ▲ Bedroom Two & The Family Bathroom with White Three Piece Suite Are Also on the First Floor
- ▲ Two Bedrooms on the Top Floor
- ▲ En-Suite Shower Room to Master Bedroom with Double Shower Cubicle
- ▲ Gardens to Front & Rear, Driveway & Single Garage
- ▲ Gas Central Heating System & Double Glazing

Offers in excess of £150,000

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This three bedroom modern style town house comes to the market with a simple CHAIN FREE sale.

Set in the popular location of Broomhill the accommodation comprises entrance hall, downstairs W/C and kitchen/diner with a range of Shaker design units on the ground floor. The first floor has landing, spacious lounge, double bedroom and jack & jill bathroom. The top floor has landing, primary bedroom with ensuite and further bedroom. Outside there is a front garden and side access leading to the rear garden with lawn and patio area.

Other features include gas central heating with boiler, UPVC double glazing, driveway and garage.

GROUND FLOOR

ENTRANCE HALL

WC

KITCHEN DINER - 5.05m (16'7") (max) x 3.25m (10'8") (max)

FIRST FLOOR

LANDING

LOUNGE - 4.95m x 3.7m (16'3" x 12'2")

BEDROOM TWO - 4.5m x 2.6m (14'9" x 8'6")

BATHROOM - 2.36m x 2.36m (7'9" x 7'9")

SECOND FLOOR

LANDING AREA

With airing cupboard.

TO VIEW: Tel: 01642 763636

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

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BEDROOM ONE – 4m (13'1") (max) x 3.6m (11'10") (max)

EN-SUITE - 2.36m x 1.35m (7'9" x 4'5")

BEDROOM THREE - 2.97m x 2.64m (9'9" x 8'8")

EXTERNALLY

PARKING, GARAGE & GARDEN

Externally there is parking to the front and an integrated garage. Side access leads to the rear garden with patio and lawn

AGENTS REF: - MH/LS/ING260166/31032026

Council Tax Band: C **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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