

ABERBRAN COURT, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5DW



- ▲ A three bedroom, double fronted detached family home
- ▲ Located in a very pleasant cul-de-sac setting made up of attractive detached houses
- ▲ With lawned gardens to front and rear, driveway and single garage
- ▲ Spacious Lounge with an electric fire set in a feature surround and separate Dining Room
- ▲ Double glazed Conservatory with underfloor heating
- ▲ Breakfast Kitchen with a good range of fitted units and built in oven and hob, Utility Room and ground floor Cloakroom/WC
- ▲ Three generous first floor bedrooms with the Master having fitted wardrobes and an En-Suite Shower Room
- ▲ Tiled Family Bathroom with white three piece suite
- ▲ Gas central heating system via a combination boiler, double glazing and solar roof panels

£250,000

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A three bedroom, double fronted detached family home located in a very pleasant cul-de-sac setting made up of attractive detached houses with lawned gardens to front and rear, driveway and single garage.

GROUND FLOOR

HALLWAY

LOUNGE - 5.09m x 2.95m (16'8" x 9'8")

CONSERVATORY - 4.00m x 2.51m (13'1" x 8'3")

DINING ROOM - 2.94m x 2.51m (9'8" x 8'3")

KITCHEN - 2.06m x 1.49m (6'9" x 4'11")

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM ONE - 5.08m (16'8") x 3.48m (11'5") reducing to 1.74m (5'9") to robes
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 1.87m x 1.61m (6'2" x 5'3")

BEDROOM TWO - 2.95m x 2.71m (9'8" x 8'11")

BEDROOM THREE - 2.96m x 2.30m (9'9" x 7'7")

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BATHROOM - 1.95m x 1.69m (6'5" x 5'7")

EXTERNALLY

GARDENS, PARKING & GARAGE

Lawned front garden with a driveway leading to the single garage with up and over door, power points and lighting. The rear garden is enclosed and mainly laid to lawn with shrub borders.

AGENTS REF: - DC/LS/ING260169/07042026

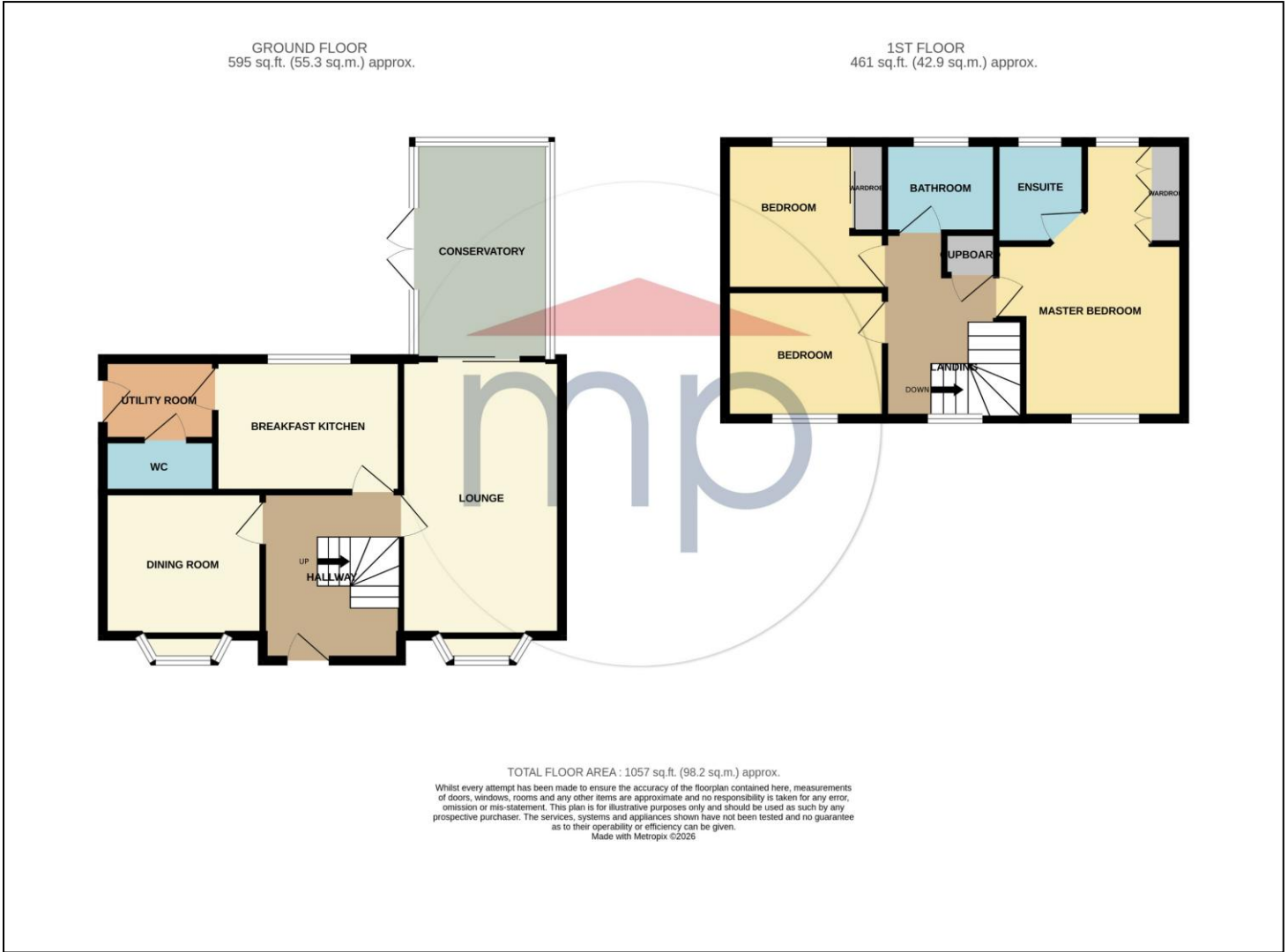
Council Tax Band: D **Tenure:** Freehold

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	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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