

# AVEBURY CLOSE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0UX



- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Three/Four Bedroom Semi Detached House
- ▲ Cul-De-Sac Position
- ▲ Close to Local Amenities

- ▲ South/Easterly Facing Rear Garden
- ▲ Gas Central Heating & UPVC Double Glazing
- ▲ Driveway
- ▲ Lounge/Diner & Kitchen

**£170,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Offered to the market with a simple CHAIN FREE sale, this semi-detached home offers flexible living with either three bedrooms/two reception rooms or four bedrooms/one reception room.

Set in a cul-de-sac position, the property comprises lobby, sitting room/bedroom four, lounge/diner and kitchen on the ground floor. The first floor has landing, two double bedrooms, roomy single and bathroom with modern suite. Outside there is a front garden and access to the rear garden that has a south/easterly facing aspect.

Other features include off street parking on the driveway, gas central heating and UPVC double glazing.

**GROUND FLOOR**

**ENTRANCE LOBBY**

**SITTING ROOM/BEDROOM FOUR - 4.62m x 2.29m (15'2" x 7'6")**

**LOUNGE/DINER - 6.32m x 3.2m (max) (20'9" x 10'6" (max))**

**KITCHEN - 2.92m x 2.44m (9'7" x 8')**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.8m x 2.84m (12'6" x 9'4")**

**BEDROOM TWO - 3.12m x 2.84m (10'3" x 9'4")**

**BEDROOM THREE - 2.67m x 2.64m (8'9" x 8'8")**

**BATHROOM - 2.44m x 1.83m (8' x 6')**

**TO VIEW: Tel: 01642 763636**

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# AVEBURY CLOSE, TS17 0UX

## EXTERNALLY

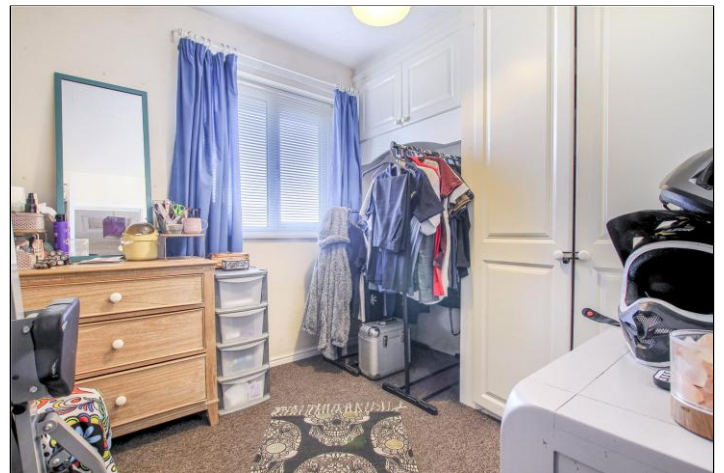
### **PARKING & GARDENS**

To the front there is a driveway and lawned garden with blossom tree. Side gated access leads to the south easterly facing rear garden with large flagstone patio area, raised timber decked garden with large flagstone patio area, raised timber decked area, raised lawn, timber shed and summerhouse.

**AGENTS REF:** - MH/LS/ING260186/13042026

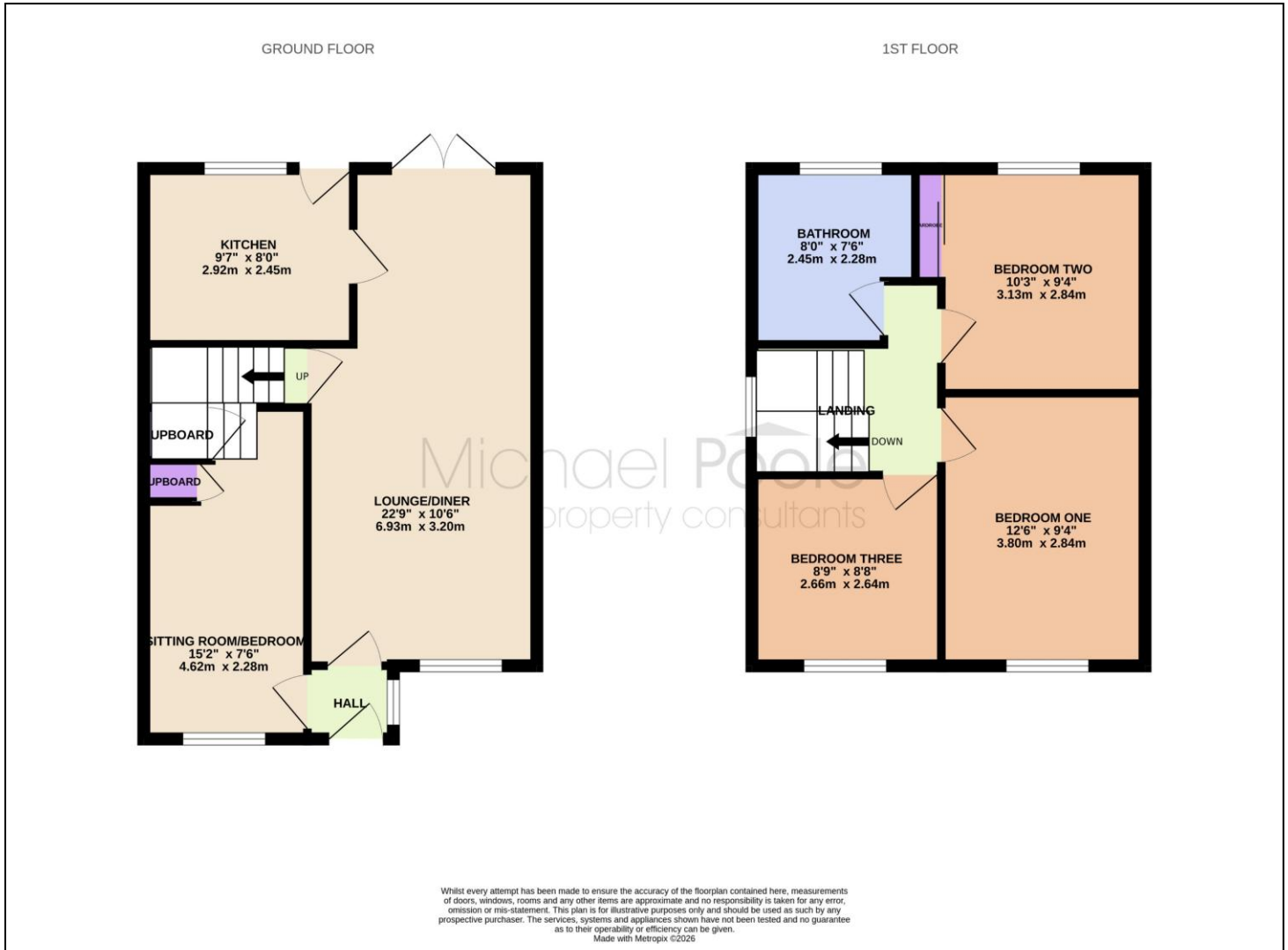
**Council Tax Band:** C    **Tenure:** Freehold

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



AVEBURY CLOSE, TS17 0UX





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