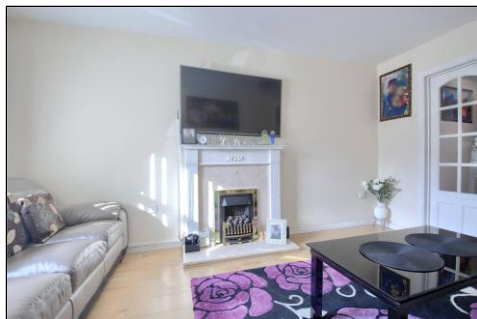
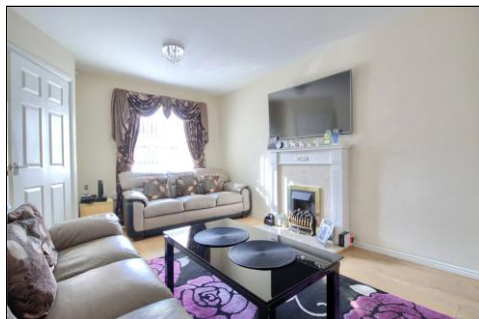


**BROUGH FIELD CLOSE, INGLEBY BARWICK,
STOCKTON-ON-TEES, TS17 5AT**



- ▲ A deceptively spacious four bedroom detached home benefitting from a substantial full width ground floor rear extension
- ▲ Nicely positioned on a corner plot within the popular Broomhill area of Ingleby Barwick
- ▲ Lounge with living flame effect gas fire in feature surround having double doors to the separate dining room
- ▲ Kitchen extension with modern fitted units, built in oven, microwave oven, gas hob and integrated dishwasher
- ▲ Sitting/garden room with double glazed French doors to the rear garden and versatile study with cloakroom/WC
- ▲ Four bedrooms with three having fitted wardrobes and the master has an en-suite shower room
- ▲ Bathroom with modern white three piece suite and wall tiling
- ▲ Gas central heating system and double glazing
- ▲ Generous impressed concrete off street parking, single garage and pleasant enclosed rear garden

£294,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A deceptively spacious four bedroom detached home benefitting from a substantial full width ground floor rear extension, nicely positioned on a corner plot with generous impressed concrete off street parking, single garage and pleasant enclosed rear garden.

GROUND FLOOR

ENTRANCE LOBBY

LOUNGE - 4.52m x 3.07m (14'10" x 10'1")

DINING ROOM - 3.3m x 2.54m (10'10" x 8'4")

KITCHEN - 3.66m x 2.77m (12' x 9'1")

GARDEN ROOM/SITTING ROOM - 3.9m x 3.66m (12'10" x 12')

STUDY - 4.04m (13'3") x 3.3m (10'10") reducing to 1.98m (6'6")

CLOAKROOM/WC

FIRST FLOOR

LANDING

MASTER BEDROOM - 4.06m x 3.15m (13'4" x 10'4")
Fitted wardrobes.

EN-SUITE SHOWER ROOM

BEDROOM TWO - 3.5m x 2.97m (11'6" x 9'9")

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

www.michaelpoole.co.uk



BROUGH FIELD CLOSE, TS17 5AT

BEDROOM THREE - 3.23m x 2.41m (10'7" x 7'11")

Fitted wardrobes.

BEDROOM FOUR - 2.34m (7'8") to robes x 1.88m (6'2")

BATHROOM - 2.36m x 1.52m (7'9" x 5')

EXTERNALLY

GARDENS & GARAGE

Generous impressed concrete driveway/car hardstanding area with access to the single garage with up and over door, power points and lighting. The rear garden is enclosed and mainly laid to lawn with decking and a paved patio area.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - DC/LS/ING260192/09042026

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



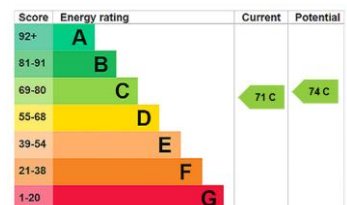
BROUGH FIELD CLOSE, TS17 5AT





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 62026

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