

**INGLEBOROUGH LANE, INGLEBY BARWICK,
STOCKTON-ON-TEES, TS17 0PT**



- ▲ CHAIN FREE SALE
- ▲ Ideal Starter Home!
- ▲ South/Westerly Facing Rear Garden
- ▲ Two Double Bedrooms & Bathroom with White Suite

- ▲ Semi Detached House
- ▲ Detached Garage
- ▲ Gas Central Heating & UPVC Double Glazing

£160,000

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Located within Sober Hall, this two double bedroom semi-detached property would make an ideal first time buy or buy to let purchase. The property is offered to the market with a CHAIN FREE sale, detached garage and a south/westerly facing rear garden.

Accommodation comprises entrance vestibule, 21ft bay fronted lounge and a kitchen/diner. To the first floor there are two double bedrooms, both with mirror fronted built in wardrobes and a white three piece bathroom. There is a laid to lawn garden to the front, a long driveway to the side which leads to a single garage and an enclosed rear garden which is laid to lawn.

Other features include gas central heating and UPVC double glazing.

GROUND FLOOR

ENTRANCE PORCH

LOUNGE DINER - 6.45m (21'2") into bay window x 3.73m (12'3")

KITCHEN BREAKFAST ROOM - 3.73m x 2.74m (12'3" x 9')

FIRST FLOOR

LANDING

BEDROOM ONE - 3.73m (12'3") into bay window x 3.25m (10'8")

BEDROOM TWO - 3.73m (12'3") into wardrobes x 2.74m (9')

BATHROOM

TO VIEW: Tel: 01642 763636

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

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EXTERNALLY

PARKING, GARAGE & GARDENS

To the front there is a concrete flagstone driveway to a detached garage with up and over door and a lawned garden. Side gated access leads to the south westerly facing rear garden with large patio area and lawn.

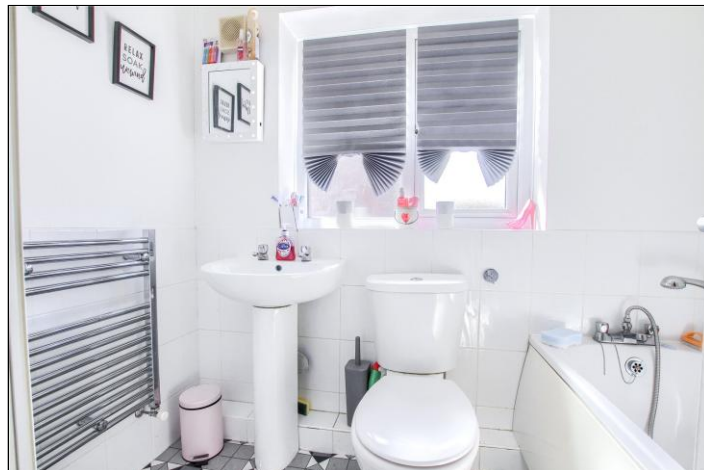
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AGENTS REF: - MH/LS/ING260194/24042026

Council Tax Band: B **Tenure:** Freehold

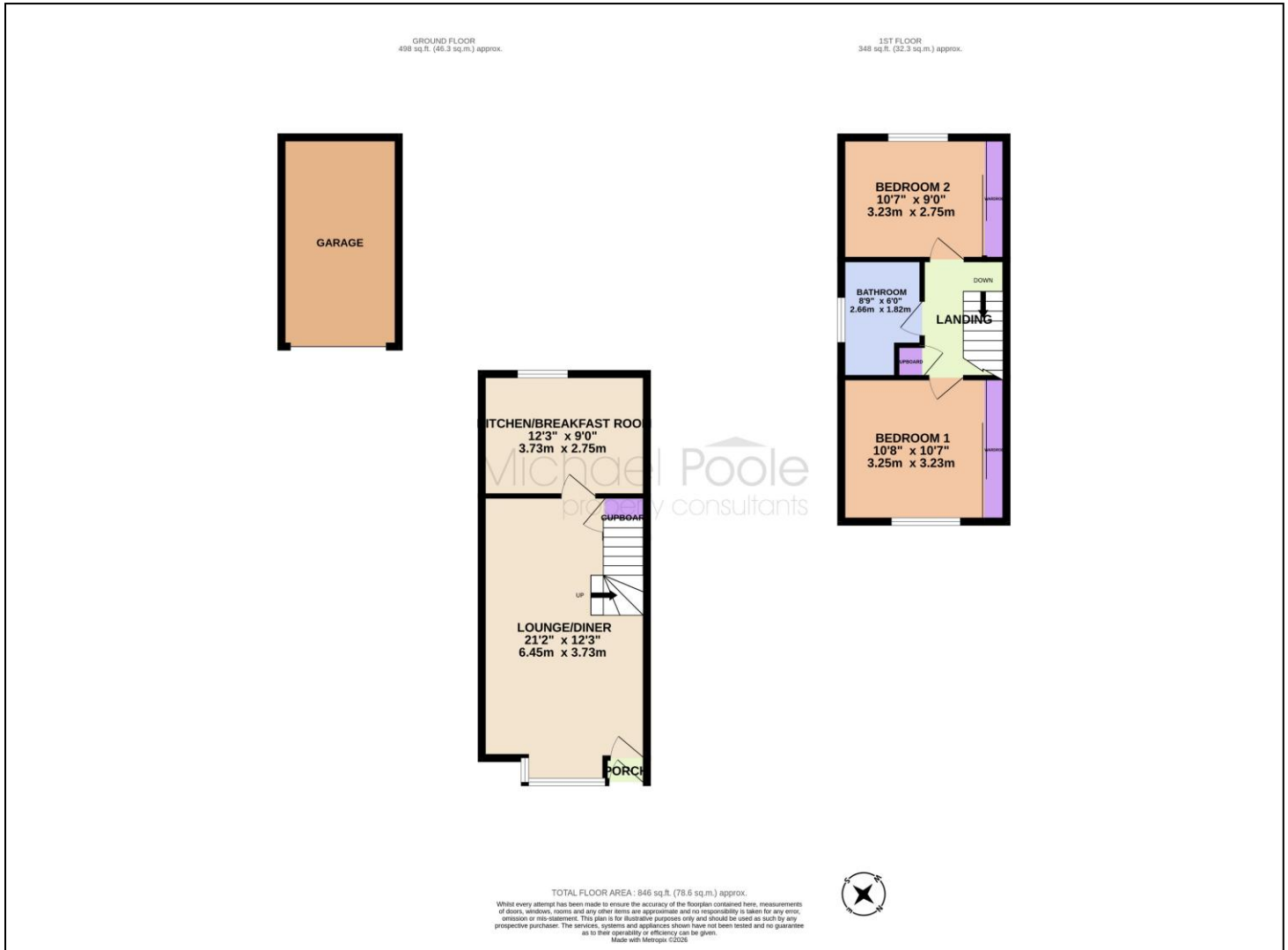
TO VIEW: Contact our Ingleby Barwick office on

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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