

**BOURNE MORTON DRIVE, INGLEBY BARWICK,  
STOCKTON-ON-TEES, TS17 5FL**



- ▲ An impressive five bedroom detached family home nicely positioned within 'The Rings' area of Ingleby Barwick
- ▲ Offering spacious accommodation and a good range of modern fixtures and fittings
- ▲ Attractive lawned gardens with a double width driveway and single garage
- ▲ Generously proportioned lounge
- ▲ Kitchen/dining room with an excellent range of fitted units, built in oven and hob, integrated dishwasher and French doors to the rear garden
- ▲ Utility room and ground floor cloakroom/WC
- ▲ Impressive en-suite shower room with double shower to the master bedroom and family bathroom with white three piece suite
- ▲ Gas central heating system and double glazing
- ▲ Early viewing of this excellent home comes highly recommended

**£289,950**

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

**Michael Poole**  
sales | lettings | auctions



An impressive five bedroom detached family home nicely positioned within 'The Rings' area of Ingleby Barwick offering spacious accommodation and a good range of modern fixtures and fittings with attractive lawned gardens, a double width driveway and single garage. Early viewing of this excellent home comes highly recommended.

**GROUND FLOOR**

**ENTRANCE HALLWAY**

**LOUNGE - 4.65m x 3.29m (15'3" x 10'10")**

**KITCHEN/DINING ROOM - 6.52m x 3.00m (21'5" x 9'10")**

**UTILITY ROOM - 1.96m x 1.66m (6'5" x 5'5")**

**CLOAKROOM/WC - 1.66m x 0.95m (5'5" x 3'1")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4.10m x 3.27m (13'5" x 10'9")**

**EN-SUITE SHOWER ROOM - 2.32m x 1.35m (7'7" x 4'5")**

**BEDROOM TWO - 3.84m (12'7") reducing to 3.45m (11'4") x 3.23m (10'7")**

**BEDROOM THREE - 3.62m (11'11") x 3.05m (10') reducing to 2.28m (7'6")**

**BEDROOM FOUR - 3.14m x 2.85m (10'4" x 9'4")**

**BEDROOM FIVE/STUDY - 2.17m x 2.11m (7'1" x 6'11")**

**TO VIEW: Tel: 01642 763636**

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

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



# BOURNE MORTON DRIVE, TS17 5FL

**BATHROOM - 2.87m x 1.68m (9'5" x 5'6")**

**AGENTS REF:** - DC/LS/ING260228/18052026

## EXTERNALLY

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

## **GARDENS, PARKING & GARAGE**

Lawned front garden with a double width driveway leading to the single garage with roller door. The rear garden is enclosed and mainly laid to lawn with a paved patio area.

**TO VIEW:** Contact our Ingleby Barwick office on

Tel: **01642 763636**

## **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.



BOURNE MORTON DRIVE, TS17 5FL





While every attempt has been made to ensure the accuracy of the floorplans 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 floorplan 12/2/18

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**TO VIEW:** Contact our Ingleby Barwick Office on Tel: **01642 763636**  
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA