

FLORET WAY, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0GB



- ▲ Very competitively priced for a quick sale
- ▲ A modern three bedroom semi-detached house built by Miller Homes on the Becksides Manor development
- ▲ Nicely presented with modern decor and attractive fittings
- ▲ Spacious lounge

- ▲ Kitchen/diner with built in oven and hob, integrated fridge/freezer and double glazed French doors open to the rear
- ▲ Utility room and cloakroom/WC
- ▲ Three bedrooms with the master having an en-suite shower room
- ▲ Bathroom with white three piece suite
- ▲ Gas central heating system and double glazing

£190,000

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Nicely presented with modern decor and attractive fittings and very competitively priced for a quick sale, a modern three bedroom semi-detached house built by Miller Homes on the Becksid Manor development.

GROUND FLOOR

ENTRANCE LOBBY

LOUNGE - 4.46m x 3.56m (14'8" x 11'8")

KITCHEN/DINER - 3.85m x 3.32m (12'8" x 10'11")

UTILITY AREA - 1.96m x 1.08m (6'5" x 3'7")

CLOAKROOM/WC - 1.77m x 1.09m (5'10" x 3'7")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.58m (11'9") reducing to 3.10m (10'2") x 3.26m (10'8")

EN-SUITE - 2.00m x 1.18m (6'7" x 3'10")

BEDROOM TWO - 3.25m x 2.39m (10'8" x 7'10")

BEDROOM THREE - 2.18m x 2.05m (7'2" x 6'9")

BATHROOM - 2.33m x 1.70m (7'8" x 5'7")

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

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EXTERNALLY

PARKING & GARDEN

To the front there is a block paved driveway providing off street parking for two vehicles. The rear garden is mainly laid to lawn with a fenced boundary.

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/ING260292/03062026

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

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**

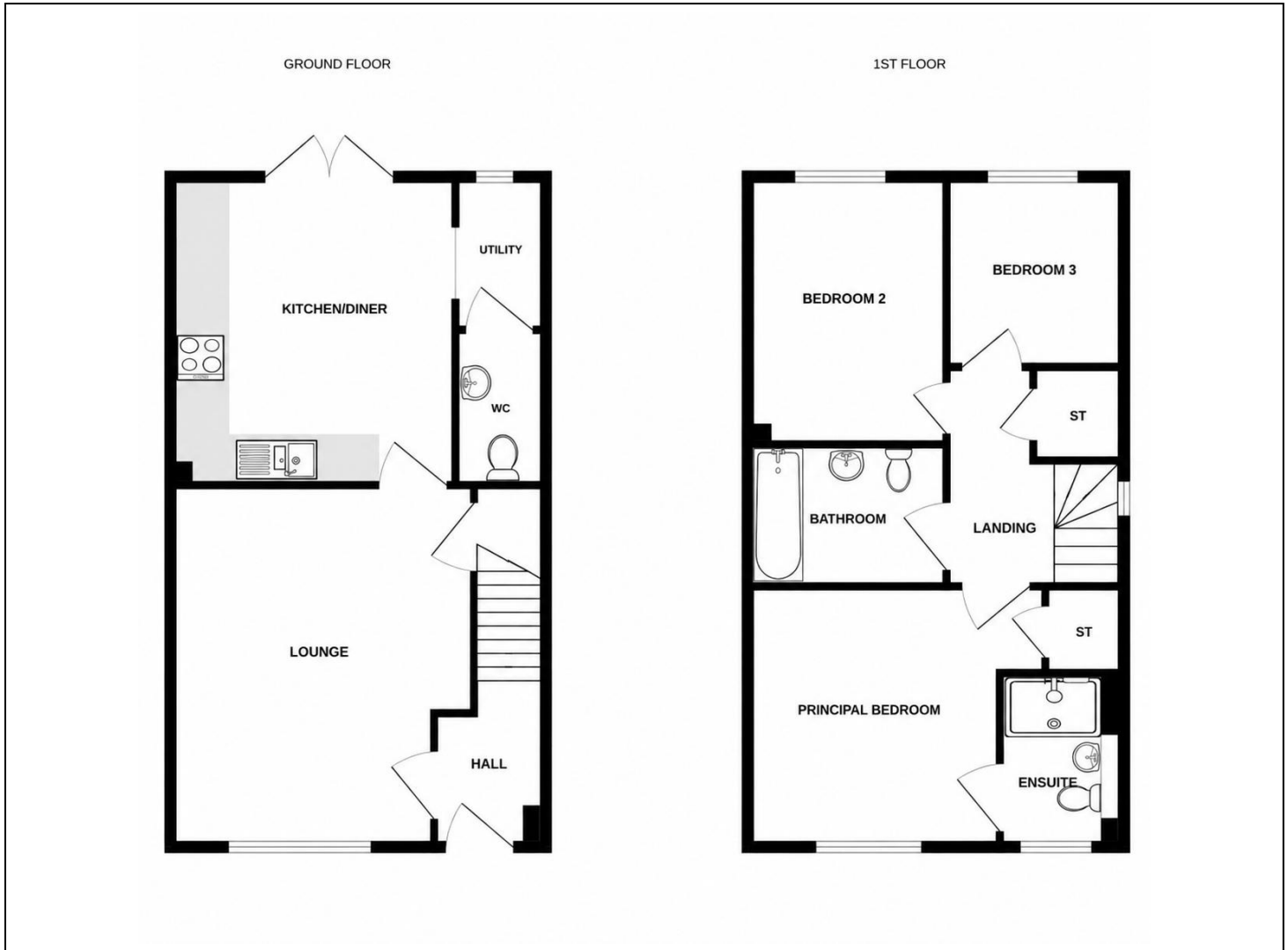


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A photograph of a storefront for Michael Poole property consultants at night. The building has a blue illuminated sign above the entrance that reads "Michael Poole property consultants". The large glass windows display various property listings and brochures. The interior is lit up, showing a professional office environment.

Do you have a property you need to sell **before** you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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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