

# CENNON GROVE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5DB



- ▲ A competitively priced three bedroom detached home offered for sale with NO ONWARD CHAIN
- ▲ The property is tenanted until the end of July 2026, thereafter the property will be available for occupation
- ▲ Spacious lounge/dining room with an electric fire set in a feature surround
- ▲ Family room/garage conversion providing a versatile living space
- ▲ Kitchen with a range of fitted units and built in oven and hob
- ▲ Double glazed conservatory
- ▲ Three bedrooms with an en-suite shower room to the master bedroom and family bathroom
- ▲ Gas central heating system and double glazing
- ▲ Low maintenance gardens and block paved driveway providing off street parking

**£200,000**

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#### **GROUND FLOOR**

##### **ENTRANCE LOBBY**

**LOUNGE/DINING ROOM - 6.62m x 3.40m (21'9" x 11'2")**

**FAMILY ROOM/GARAGE CONVERSION - 5.14m x 2.44m (16'10" x 8')**

**KITCHEN - 3.60m (11'10") reducing to 2.60m (8'6") x 3.22m (10'7")**

**CONSERVATORY - 3.60m x 2.87m (11'10" x 9'5")**

#### **FIRST FLOOR**

##### **LANDING**

**BEDROOM ONE - 3.65m x 2.80m (12' x 9'2")**

##### **EN-SUITE SHOWER ROOM**

**BEDROOM TWO - 2.95m x 2.94m (9'8" x 9'8")**  
Fitted wardrobes.

**BEDROOM THREE - 2.46m x 2.36m (8'1" x 7'9")**

##### **BATHROOM**

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

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## EXTERNALLY

### **GARDENS & PARKING**

Lawned front garden with a block paved driveway providing off street parking. The rear garden has been adapted for low maintenance with an astro turf lawn 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/ING260310/25062026

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

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

Tel: **01642 763636**

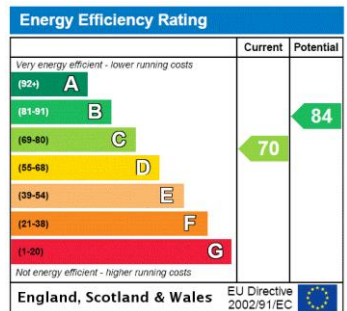


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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