

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



- ▲ An immaculately presented three bedroom, three storey semi-detached townhouse
- ▲ Constructed by Miller Homes to the 'Masterton' design and located in the desirable Beckside Manor development
- ▲ The current owners have added a number of upgrades over and above the already impressive specification
- ▲ Gardens to front and rear with a block paved double width driveway to the front
- ▲ Delightful Lounge presented to an excellent standard
- ▲ Stunning Kitchen/Diner with built in oven and hob, integrated fridge/freezer, dishwasher and washing machine
- ▲ Stylish family Bathroom With white suite and ground floor Cloakroom/WC
- ▲ Three delightful bedrooms with the spacious Master having an En-Suite Shower Room
- ▲ Gas central heating system and double glazing

£220,000

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GROUND FLOOR

ENTRANCE HALL

LOUNGE - 4.34m x 2.93m (14'3" x 9'7")

KITCHEN/DINER - 3.87m x 3.08m (12'8" x 10'1")

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM TWO - 3.88m x 2.79m (12'9" x 9'2")

BEDROOM THREE - 2.54m x 1.89m (8'4" x 6'2")

BATHROOM - 2.05m x 1.88m (6'9" x 6'2")

INNER LOBBY

With staircase to second floor.

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SECOND FLOOR

MASTER BEDROOM - 5.43m (17'10") reducing to 3.23m (10'7") x 3.87m (12'8")

EN-SUITE SHOWER ROOM - 2.20m x 1.98m (7'3" x 6'6")

EXTERNALLY

GARDENS & PARKING

Shrub section to the front of the house with a block paved double width driveway providing off street parking. A side access path and gate lead to the enclosed rear garden, which is enclosed, with a paved patio area and an attractive variety of shrubs.

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/ING260329/07072026

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

TO VIEW: Contact our Ingleby Barwick office on
Tel: **01642 763636**



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