

CADES GROVE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5FN



- ▲ A tastefully presented three bedroom detached house set within 'the rings' area of Ingleby Barwick
- ▲ Offering impressive accommodation which will interest a good variety of prospective buyers
- ▲ Spacious lounge with attractive herringbone style wood flooring
- ▲ Kitchen/diner with built in oven and hob, integrated fridge/freezer and dishwasher and double glazed French doors to the rear
- ▲ Ground floor cloakroom/WC
- ▲ Three generous bedrooms with the master having a range of fitted wardrobes and an en-suite shower room
- ▲ Family bathroom with white three piece suite and shower over the bath
- ▲ Gas central heating system and double glazing
- ▲ Low maintenance gardens, double width driveway and garage with roller door

£220,000

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A tastefully presented three bedroom detached house set within 'the rings' area of Ingleby Barwick offering impressive accommodation which will interest a good variety of prospective buyers with low maintenance gardens, double width driveway and garage with roller door.

GROUND FLOOR

ENTRANCE LOBBY

LOUNGE - 4.77m x 3.13m (15'8" x 10'3")

INNER HALLWAY

CLOAKROOM/WC

KITCHEN/DINER - 5.73m (18'10") x 2.41m (7'11") reducing to 2.17m (7'1")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.63m (15'2") to wardrobes x 2.68m (8'10")
Fitted wardrobes to two walls.

EN-SUITE - 2.30m x 1.56m (7'7" x 5'1")

BEDROOM TWO - 3.48m x 2.65m (11'5" x 8'8")

BEDROOM THREE - 3.00m x 2.15m (9'10" x 7'1")

BATHROOM - 2.65m x 2.01m (8'8" x 6'7")

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

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EXTERNALLY

PARKING, GARAGE & GARDEN

Double width driveway/parking area to the front of the house, leading to the single garage with roller door, power points and lighting. The rear garden is enclosed and adapted for low maintenance, with an astro turf lawn, shrub beds, a paved patio area and 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/ING260333/17062026

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



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A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated by a blue neon sign that reads "Michael Poole property consultants". The large glass windows display various property listings and brochures. The building is a multi-story structure with a brick facade.

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market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market



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