

BENINGBOROUGH GARDENS, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0TY



- ▲ A very impressive, remodelled and significantly upgraded three bedroom detached family home Occupying a delightful plot with South facing rear garden, within the popular Beckfields area of Ingleby Barwick
- ▲ Delightful Lounge with an electric fire set in a feature fireplace
- ▲ Redesigned Kitchen/Diner with white high gloss units, built in oven, microwave oven, gas hob and integrated dishwasher
- ▲ Professional garage conversion to create a versatile Family/Sitting Room together with a useful Utility Room
- ▲ Three spacious bedrooms with the master having a refitted En-Suite Shower Room
- ▲ Family Bathroom with white three piece suite
- ▲ Gas central heating system via combination boiler replaced in January 2025 and double glazing
- ▲ Lawned gardens to front and rear and resin driveway providing off street parking

£249,000

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FAMILY ROOM - 5.06m x 2.29m (16'7" x 7'6")

GROUND FLOOR

FIRST FLOOR

ENTRANCE LOBBY

LANDING

LOUNGE - 4.19m x 3.78m (13'9" x 12'5")

BEDROOM ONE - 3.92m x 2.79m (12'10" x 9'2")
Fitted wardrobes.

KITCHEN/DINER - 4.69m x 3.31m (15'5" x 10'10")

EN-SUITE SHOWER ROOM - 1.84m x 1.79m (6' x 5'10")

CONSERVATORY - 3.22m x 2.47m (10'7" x 8'1")

BEDROOM TWO - 3.09m x 2.63m (10'2" x 8'8")

UTILITY ROOM - 2.31m x 1.27m (7'7" x 4'2")

BEDROOM THREE - 3.87m x 2.44m (12'8" x 8')

BATHROOM - 1.95m x 1.87m (6'5" x 6'2")

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

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EXTERNALLY

GARDENS & PARKING

Lawned garden to the front with a resin driveway providing generous off street parking. A side access path leads to the enclosed South facing rear garden, which has a further lawned area, an attractive resin patio area ideal for outdoor entertaining and there is a garden shed.

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/ING260342/26062026

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

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



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