

HADLEIGH WALK, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5GW



- ▲ Very competitively priced for an early sale and well worth early internal viewing
- ▲ A two bedroom first floor apartment freshly decorated in July 2026 and offered for sale with NO ONWARD CHAIN
- ▲ Offering accommodation which will appeal to a variety of buyers, including investors due to the good rental returns
- ▲ Open Plan 25ft plus Lounge/Kitchen with double glazed French doors and Juliet style balcony
- ▲ Kitchen area providing a good range of fitted units and built in oven and hob
- ▲ Modern Bathroom with white three piece suite
- ▲ Two bedrooms with Master having a walk-in Dressing Room
- ▲ Gas central heating system via combination boiler and double glazing
- ▲ Secure entry system and allocated parking

Offers Over £80,000

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GROUND FLOOR

ENTRANCE

Communal, secure ground floor entrance with staircase to upper floors.

FIRST FLOOR

HALLWAY

LOUNGE/KITCHEN - 7.78m (25'6") x 3.31m (10'10") reducing to 2.54m (8'4")

BEDROOM ONE - 3.62m x 2.66m (11'11" x 8'9")

DRESSING ROOM - 2.09m x 1.70m (6'10" x 5'7")

BEDROOM TWO - 2.55m x 2.45m (8'4" x 8')

BATHROOM - 2.09m x 1.70m (6'10" x 5'7")

EXTERNALLY

PARKING

Allocated car parking together with visitors' spaces.

AGENTS NOTE:

Ground Rent: £125 PCM

Service/Maintenance Charge: £169 PCM

TO VIEW: Tel: 01642 763636

Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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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/ING260347/07072026

Council Tax Band: B **Tenure:** Leasehold

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hergo 12/2019

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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