

LULSGATE, THORNABY, STOCKTON-ON-TEES, TS17 9DQ



- ▲ Unique Property Offering Size in Abundance Both Inside & Out
- ▲ Six Bedroom/Three Bathroom Detached House
- ▲ Five Reception Rooms
- ▲ Large Garden

- ▲ Solar Panels
- ▲ 22ft Single Garage & Double Garage
- ▲ Gas Central Heating with Worcester Bosch Combi Boiler
- ▲ UPVC Double Glazing

£375,000

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Previously two semi-detached houses now combined into one to create a truly fantastic, detached house that offers fabulous living space both inside and out!

Offering six bedrooms, three bathrooms and five reception rooms which offers space for just about any sized family. Other features include 24 solar panels that bring in a yearly income, gas central heating with Worcester Bosh combi boiler, UPVC double glazing, double concrete patterned driveway, 22ft single garage and double garage with electric roller doors.

The home comprises porch, entrance hall, downstairs WC, breakfast kitchen with granite worktops, lounge, dining room, reception room, sitting room, garden room and useful utility room on the ground floor. The first floor has generous landing, primary bedroom with en-suite and built in wardrobes. Four further double bedrooms, roomy single bedroom and two modern bathrooms. Outside there is a large beautifully maintained rear garden backing onto farmers' fields with views overlooking Roseberry Topping.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM/WC

UTILITY ROOM - 4.62m (15'2") into cupboard x 1.78m (5'10")

KITCHEN BREAKFAST ROOM - 4.6m x 4.01m (15'1" x 13'2")

LOUNGE - 4.6m x 3.3m (15'1" x 10'10")

DINING ROOM - 5.33m (17'6") (max) x 4.75m (15'7") (max)

RECEPTION ROOM - 4.67m x 3.3m (15'4" x 10'10")

SITTING ROOM - 5.61m x 5.36m (18'5" x 17'7")

GARDEN ROOM - 6.68m (21'11") (max) x 5.33m (17'6") (max)

TO VIEW: Tel: 01642 763636

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

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FIRST FLOOR

LANDING

BEDROOM ONE - 4.75m (15'7") into wardrobes x 5.33m (17'6") into wardrobes and recess

EN-SUITE

BEDROOM TWO - 3.66m (max) x 2.6m (12' (max) x 8'6")

BEDROOM THREE - 3.78m x 2.51m (max) (12'5" x 8'3" (max))

BEDROOM FOUR - 3.66m x 2.6m (max) (12' x 8'6" (max))

BEDROOM FIVE - 3.66m x 2.6m (max) (12' x 8'6" (max))

BEDROOM SIX - 2.51m x 2.1m (8'3" x 6'11")

BATHROOM ONE

BATHROOM TWO

EXTERNALLY

GARDENS & PARKING - The property sits on a dual plot with lawned front garden, flagstone paved area and concrete pattern driveways leading to the garages. Gated access leads to the generous rear garden with large Herringbone block paved patio area, lawn, mature rockery and bush borders, outside tap, power points and armored cable leading to the outside lights. The garden is not directly overlooked to the rear and overlooks the farmers' fields and Roseberry topping.

DOUBLE GARAGE - 5.94m x 5.61m (19'6" x 18'5")

With electric roller door, power supply, light and internal door.

SECOND GARAGE - 6.99m x 2.97m (22'11" x 9'9")

With roller door, power supply, light, Worcester Bosch combination boiler and internal door.

AGENTS REF: - MH/LS/STO260068/06022026

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

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



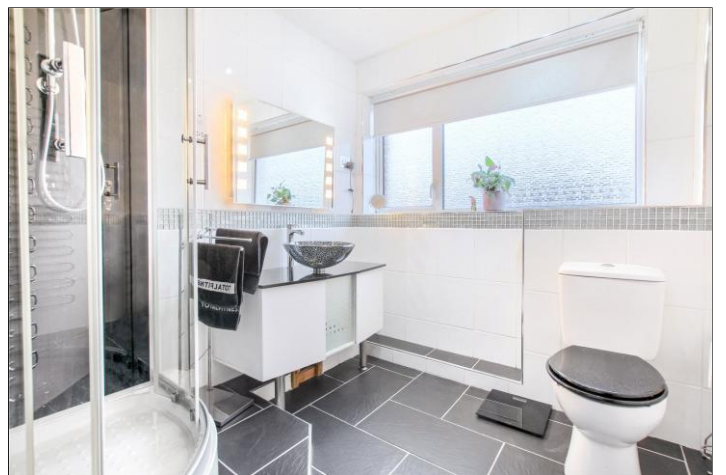
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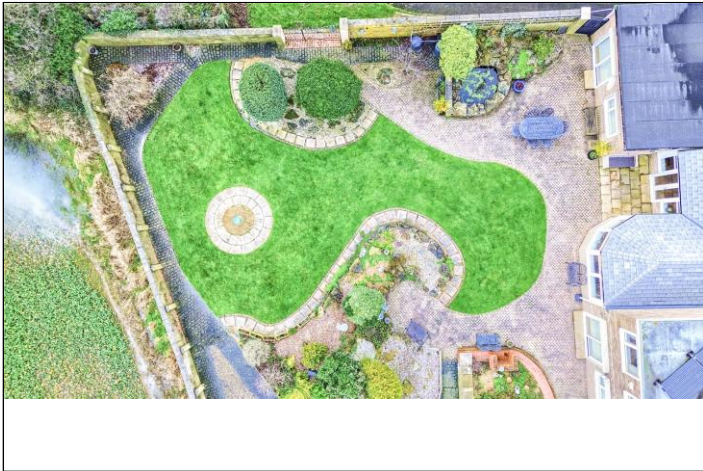
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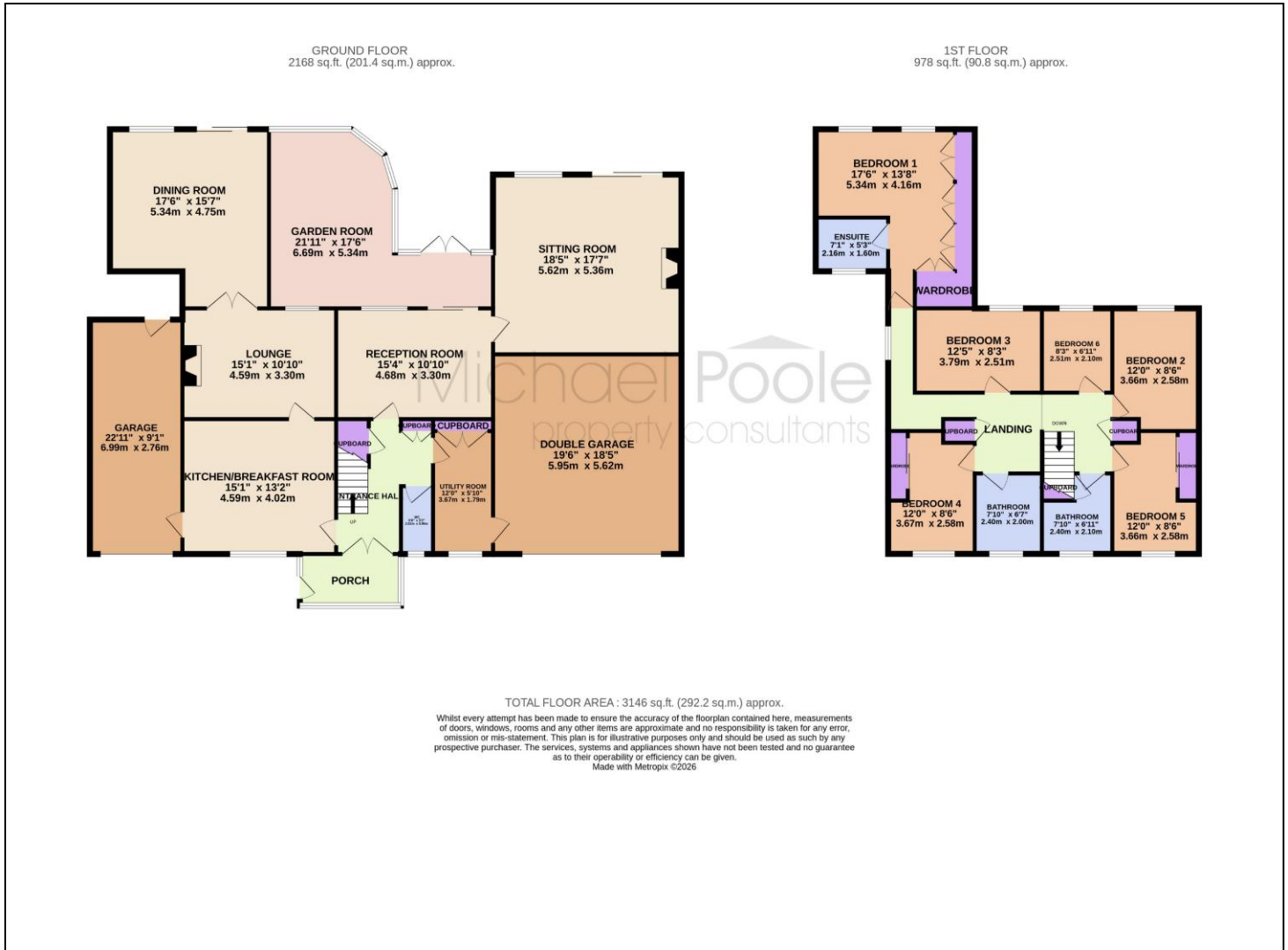


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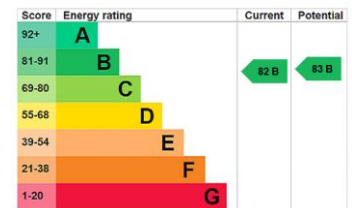


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