

HATCHLANDS PARK, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5GT



- ▲ A sensibly priced four bedroom detached family home offered for sale with NO ONWARD CHAIN
- ▲ Nicely located within the Broomhill area of Ingleby Barwick, well placed for access to local amenities and transport links
- ▲ Spacious lounge with feature fireplace and front bay window
- ▲ Kitchen/diner with a good range of fitted units, built in oven and hob and double doors to the double glazed side conservatory
- ▲ Garage conversion creating a family room/bedroom and useful shower room. ideal for buyers needing a ground floor bedroom
- ▲ Spacious master bedroom on the second floor
- ▲ Three first floor bedrooms with two having fitted wardrobes and one provides an en-suite shower room and family bathroom
- ▲ Gas central heating system and double glazing
- ▲ Lawned gardens to front and rear with a generous block paved driveway and parking area to the front

£239,950

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A sensibly priced four bedroom detached family home offered for sale with NO ONWARD CHAIN, nicely located within the Broomhill area of Ingleby Barwick, well placed for access to local amenities and transport links with lawned gardens to front and rear with a generous block paved driveway and parking area to the front.

GROUND FLOOR

ENTRANCE LOBBY

LOUNGE - 4.94m x 3.30m (16'2" x 10'10") Measured into bay

FAMILY ROOM/BEDROOM - 3.52m x 2.38m (11'7" x 7'10")

INNER HALL

KITCHEN/DINER - 5.93m (19'5") x 3.16m (10'4") reducing to 2.34m (7'8")

CONSERVATORY - 3.40m x 2.70m (11'2" x 8'10")

SHOWER ROOM - 2.38m x 1.48m (7'10" x 4'10")

FIRST FLOOR

LANDING

BEDROOM TWO - 3.97m x 2.95m (13' x 9'8")

EN-SUITE SHOWER ROOM - 2.01m x 1.20m (6'7" x 3'11")

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BEDROOM THREE - 3.40m x 2.76m (11'2" x 9'1")

Fitted wardrobes.

BEDROOM FOUR - 3.08m x 2.40m (10'1" x 7'10")

Fitted wardrobes.

BATHROOM - 2.95m x 1.56m (9'8" x 5'1")

SECOND FLOOR

LANDING AREA

MASTER BEDROOM - 4.50m (14'9") x 4.22m (13'10") reducing to 3.15m (10'4")

EXTERNALLY

GARDENS & PARKING

Lawned front garden with a block paved driveway and off street parking area. To the rear there is an enclosed garden which mainly laid to lawn with two block paved patio areas.

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/YAR260335/13082026

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

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



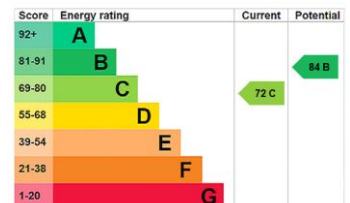
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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