



Branklyn Gardens, Ingleby Barwick, Stockton-On-Tees, TS17 0NA

This attractive three bedroom detached home with garage is ideally positioned at the end of a cul-de-sac in the popular Beckfields area of Ingleby Barwick, occupying a generous corner plot. The accommodation begins with an entrance hall leading to a contemporary fitted kitchen featuring a range of modern units, an integrated oven, gas hob and a freestanding fridge freezer, which the vendor has advised will be included in the sale. To the rear of the property, a spacious lounge/dining room provides an excellent family and entertaining space, complete with a gas fireplace and French doors that flood the space with natural light and provide a pleasant outlook over the garden

The first floor provides three well proportioned bedrooms, with the master bedroom benefiting from built in mirrored wardrobes and an en-suite shower room. The second bedroom also includes fitted wardrobes, and a family bathroom completes the living accommodation. The vendor advises that the property is heated by Hive controlled gas central heating, with a new boiler installed in 2020, and that the fascias and gutters have recently been replaced.

Externally, the front of the property features a driveway leading to the integrated garage and a neatly maintained lawned garden. The rear garden offers a patio area, lawn, wall and fencing, along with established shrubs that provide a good degree of privacy, creating an ideal outdoor space.

Ingleby Barwick is a thriving and well connected community, offering a wide range of amenities including highly regarded schools, shops, parks, sports facilities, restaurants and leisure options, all within easy reach. With excellent commuter links via the nearby A19, this property represents a fantastic opportunity for a variety of buyers.

£225,000



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HALL

LOUNGE/DINING ROOM

20'3" x 17'4" (6.17m x 5.28m)

KITCHEN

9'11" x 7'11" (3.02m x 2.41m)

LANDING

BEDROOM ONE

11'7" x 11'1" (3.53m x 3.38m)

ENSUITE/SHOWER ROOM

5'5" x 4'6 (1.65m x 1.37m)

BEDROOM TWO

11'7" x 11'7" (3.53m x 3.53m)

BEDROOM THREE

10'8" x 8'3" (3.25m x 2.51m)

BATHROOM

8' x 6'4" (2.44m x 1.93m)

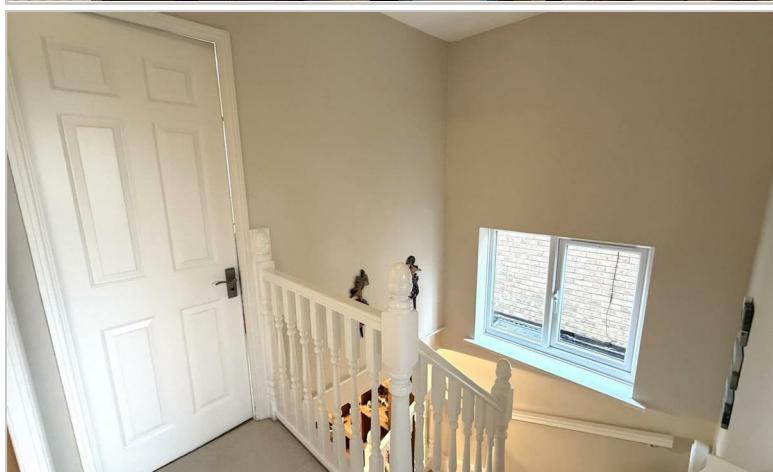
GARAGE

15'7" x 8'5" (4.75m x 2.57m)

AML PROCEDURE

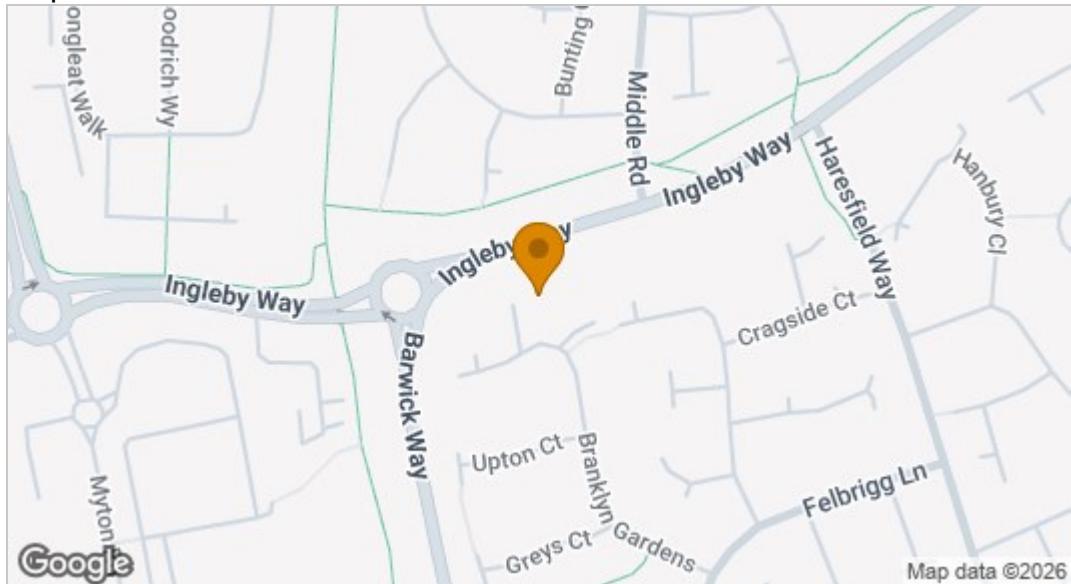
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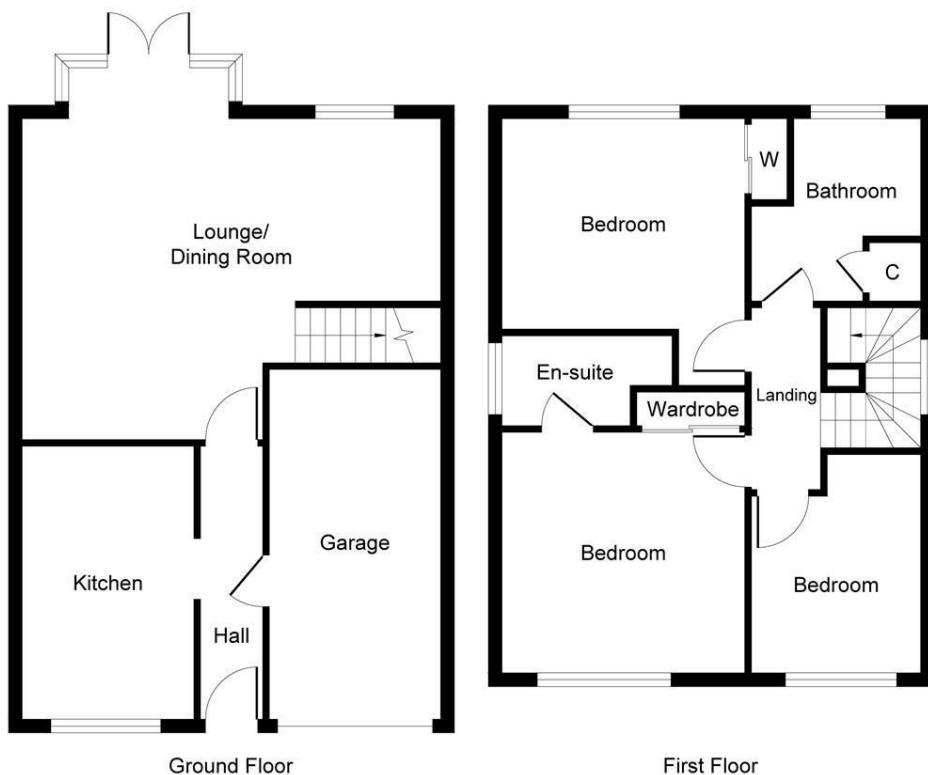
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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VIEWING

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