



Bernica Grove, Ingleby Barwick Stockton-On-Tees TS17 0FR

welcome to

Bernica Grove, Ingleby Barwick Stockton-On-Tees

Manners & Harrison are delighted to welcome this outstanding four bedroom detached family home, situated in the increasingly popular Ingleby Barwick.

Entrance Hallway

Entered via door to front elevation, radiator and stairs to first floor landing.

Lounge

14' 11" x 12' 9" (4.55m x 3.89m)

Window to front elevation, TV point, two radiators and arch through to dining room.

Dining Room

11' 10" x 9' (3.61m x 2.74m)

Radiator and UPVC doors leading to conservatory.

Conservatory

18' 2" x 10' 8" (5.54m x 3.25m)

Radiator.

Kitchen

11' 10" x 9' 9" (3.61m x 2.97m)

Fitted with a range of wall and base units, fridge and freezer, integrated dishwasher, oven, gas hob, extractor fan, sink and drainer unit, window to rear elevation, splash back tiles and radiator.

Utility Room

6' x 5' 4" (1.83m x 1.63m)

Radiator and UPVC door to side elevation. Door to downstairs cloakroom/WC.

Downstairs Cloakroom/ Wc

Low level WC, sink and radiator.

Office

16' 6" x 7' 3" (5.03m x 2.21m)

Window to front elevation and radiator.

Landing

Loft access.

Bedroom One

12' 9" x 11' 6" (3.89m x 3.51m)

Window to front elevation, radiator and mirrored wardrobes.

En-Suite

Suite comprising low level WC, sink and vanity unit, window to front elevation, splash back tiles and shower cubicle.

Bedroom Two

9' 7" x 9' (2.92m x 2.74m)

Window to rear elevation and radiator.

Bedroom Three

11' 8" x 8' 1" (3.56m x 2.46m)

Window to front elevation.

Bedroom Four

8' 2" x 7' 10" (2.49m x 2.39m)

Window to rear elevation and radiator.

Bathroom

Suite comprising low level WC, window to rear elevation, sink, bath, radiator and splash back tiles.

Externally

To the front of the property there is a double driveway and to the rear of the property there is a laid to lawn garden.





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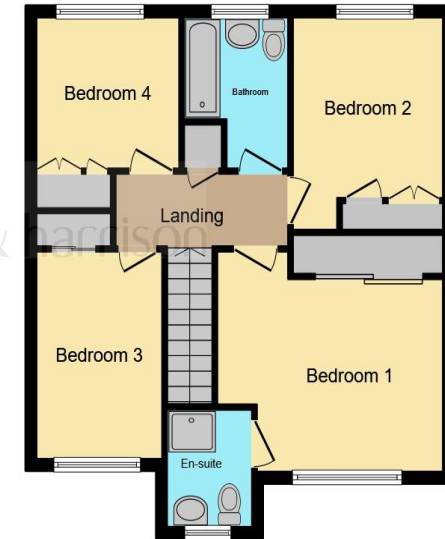
- INGLEBY BARKWICK LOCATION
- FOUR BEDROOMS
- DETACHED FAMILY HOME
- FOUR RECEPTION ROOMS
- DOUBLE DRIVEWAY

Tenure: Freehold EPC Rating: D

£275,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
STO113222 - 0004

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