



**High Cross Road, Ingleby Barwick Stockton-On-Tees TS17 0NU**

**welcome to**

## **High Cross Road, Ingleby Barwick Stockton-On-Tees**

Offering for sale is this immaculate five bedroom detached family home, positioned on a lovely quiet cul de sac in a highly desirable area of Ingleby Barwick. Early viewings are advised, call us today to arrange a viewing.

### **Entrance Hall**

Composite door, window to front, feature staircase

### **Downstairs Wc**

Wash hand basin, low level WC, radiator, spotlights, window to rear

### **Lounge**

15' x 9' ( 4.57m x 2.74m )

Window to rear, radiator, TV point

### **Reception Room**

9' 1" x 6' ( 2.77m x 1.83m )

Window to rear, radiator, TV point

### **Kitchen**

23' x 11' ( 7.01m x 3.35m )

Fully fitted, sink, LED lights, gas hob with extractor fan, radiator, range of wall and base units, fridge freezer, microwave, dishwasher

### **Utility Room**

6' x 5' ( 1.83m x 1.52m )

Radiator, sink, range of wall and base units

### **Reception Room 2**

17' x 10' ( 5.18m x 3.05m )

UPVC door to rear

### **Bedroom 1**

14' x 13' ( 4.27m x 3.96m )

Window to front, radiator, fitted wardrobes

### **En Suite**

Walk-in shower, low level WC, wash hand basin, spotlights, window to side, extractor fan, towel rail

### **Bedroom 2**

13' x 10' ( 3.96m x 3.05m )

Window to front, radiator, fitted wardrobes

### **En Suite**

Towel rail, low level WC, wash hand basin, shower, spotlights, window to rear

### **Bedroom 3**

13' x 9' ( 3.96m x 2.74m )

Window to rear, radiator

### **Bedroom 4**

14' x 9' ( 4.27m x 2.74m )

Window to rear, radiator

### **Bedroom 5**

Window to rear, radiator

### **Bathroom**

Low level WC, wash hand basin, bath, spotlights, towel rail, window to side

### **Front Garden**

Double driveway, lawn, double garage

### **Rear Garden**

Artificial lawn, patio, multi-use bar







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## High Cross Road, Ingleby Barwick Stockton-On-Tees

- OFF-STREET PARKING VIA DRIVEWAY
- DOUBLE GARAGE
- THREE RECEPTION ROOMS
- FRONT AND REAR GARDENS
- TWO BEDROOMS WITH EN SUITES

Tenure: Freehold EPC Rating: B

offers over

**£417,500**



**Ground Floor**



**First Floor**

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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