



**Hasguard Way, Ingleby Barwick Stockton-On-Tees TS17 5HG**

**welcome to**

## **Hasguard Way, Ingleby Barwick Stockton-On-Tees**

A modern four bedroom detached family home situated on the popular Hasguard Way in Ingleby Barwick. This accommodation offers a perfect location for first time buyers and families and is in close proximity to a range of local amenities. Early viewings are advised.

### **Main Hallway**

Double glazed wooden door to front, stairs to first floor, radiator

### **Reception Room**

10' 5" x 15' 2" max ( 3.17m x 4.62m max )  
UPVC double glazed bay window to front, coved cornicing, wall-mounted electric fire, UPVC double glazed window to side

### **Dining Room**

10' 7" x 8' 5" ( 3.23m x 2.57m )  
UPVC double glazed french doors and window to rear, coved cornicing, radiator

### **Kitchen**

12' 10" x 10' 5" ( 3.91m x 3.17m )  
Range of wall and base units with wooden working surfaces, stainless steel sink with drainer and mixer tap, integrated electric oven with gas hob, tiled splash back, UPVC double glazed window to rear

### **Utility Room**

5' 6" x 5' 5" ( 1.68m x 1.65m )  
Range of wall and base units, plumbing for washing machine, combi boiler, double glazed wooden door to side

### **Downstairs Wc**

Floor to ceiling wall tiles, vanity unit mounted wash hand basin with mixer tap, radiator, low level WC, extractor fan

### **Landing**

UPVC double glazed window to side

### **Bedroom 1**

UPVC double glazed window to rear, radiator, coved cornicing, built-in double door wardrobes, access to

en suite

### **En Suite**

Low level WC, vanity unit mounted wash hand basin with mixer tap, floor to ceiling wall tiles, double walk-in shower, cladded ceiling, wall integrated mixer shower controls, chrome heated towel rail, UPVC double glazed window to side

### **Bedroom 2**

8' 1" x 12' 5" ( 2.46m x 3.78m )  
UPVC double glazed window to rear, radiator, coved cornicing, built-in double door wardrobes

### **Bedroom 3**

9' 2" x 7' 3" ( 2.79m x 2.21m )  
UPVC double glazed window to front, radiator, coved cornicing, built-in double door wardrobes

### **Bedroom 4**

8' 2" x 11' 1" ( 2.49m x 3.38m )  
UPVC double glazed window to rear, radiator

### **Bathroom**

Vanity unit mounted hand wash basin with mixer tap, low level WC, extractor fan, floor to ceiling wall tiles, UPVC double glazed window to side, chrome heated towel, bath with mixer tap

### **Front Garden**

Block paved driveway with space for two cars

### **Rear Garden**

Laid to lawn, paved seating area

### **Garage**

11' 4" x 8' 11" ( 3.45m x 2.72m )  
Partially boarded, coved cornicing, power, lighting







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## Hasguard Way, Ingleby Barwick Stockton-On-Tees

- MASTER WITH EN SUITE
- OFF-STREET PARKING
- ADDITIONAL WC
- FRONT AND REAR GARDENS
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

**£264,500**



**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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