



**Stainforth Gardens, Ingleby Barwick, Stockton-
On-Tees, TS17 0UD**
5 Bed - House - Detached
£339,995

Council Tax Band: D
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Stainforth Gardens, Ingleby Barwick, TS17 0UD

*** RARE TO THE MARKET ***
*** NO CHAIN SALE ***

RARE TO THE MARKET, with Smith & Friends, this Contemporary but stylish Five Bedroom Family Home situated within the sought after Beckfield's area of Ingleby Barwick. This lovely property is positioned on a corner plot, within close proximity of local amenities and schools.

The property briefly comprises of: Entrance Hall, with Downstairs WC, Open-Plan Living Room spanning 20ft, providing an open space for ample entertainment space, including dining area, with bi-fold doors leading to the rear garden, Ground Floor Bedroom with Built-In Wardrobes, Ensuite Wet Room, and a Generous Sized Kitchen with Understairs Storage.

The First Floor Benefits from; Spacious Modern Landing with Glass Panelling, Three Double Bedrooms, (Master Bedroom with Built-In Wardrobes and En-Suite Shower Room), an additional Fifth Single Bedroom, Ideal for an Office or Play Room and a Family Bathroom.

Externally, this property comes with ample land being positioned on a corner plot, with South Facing Gardens, the rear of the property has been landscaped to allow a perfect space for the family, whilst the front of the property has a large well maintained lawn area, good sized block paved driveway allowing ample of off-street parking and a single integral garage.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

GROUND FLOOR

Entrance Hallway
5'11" x 11'4"

Downstairs WC
3'2" x 6'6"

Living / Dining Room
14'10" x 34'1"

Kitchen
16'4" x 11'0"

Bedroom 1
11'3" x 13'11"

En-Suite
11'2" x 6'4"

FIRST FLOOR

Landing
7'4" x 10'0"

Bedroom 2
10'9" x 11'7"

En-Suite
2'8" x 6'3"

Bedroom 3
7'10" x 16'5"

Bedroom 4
9'3" x 9'10"

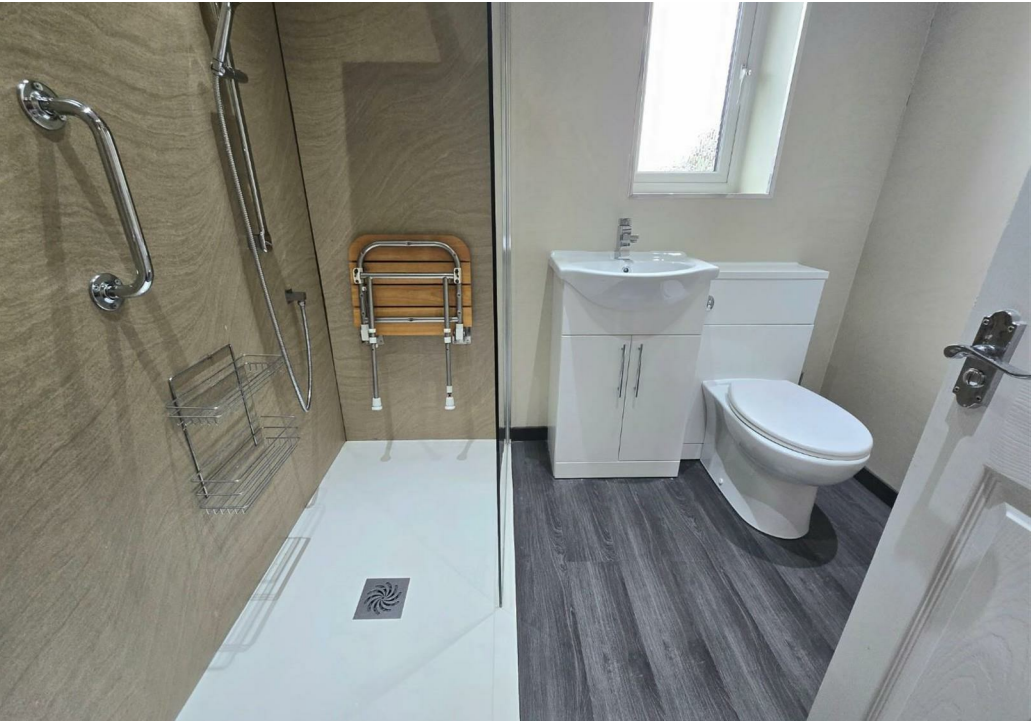
Family Bathroom
7'6" x 6'2"

Bedroom 5
7'11" x 6'7"

SINGLE GARAGE
8'9" x 16'11"









Ground Floor



Floor 1

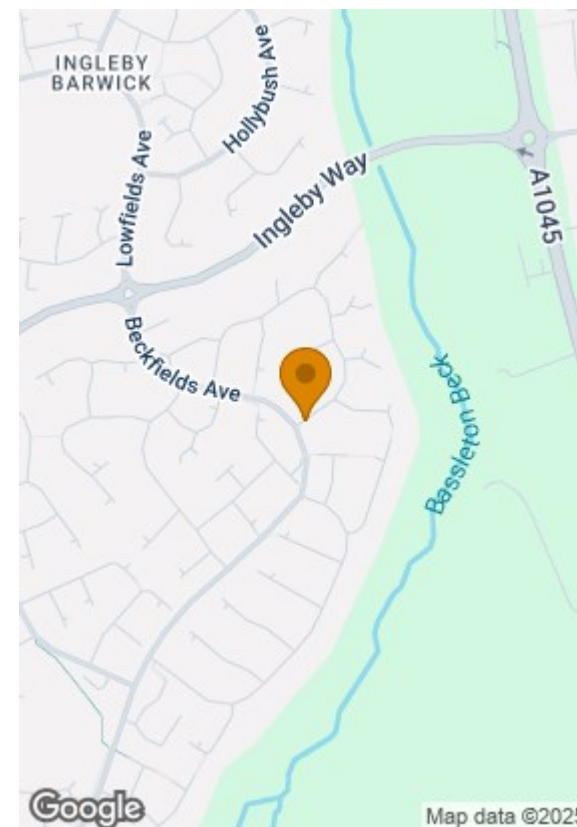
Approximate total area⁽¹⁾
1579 ft²
146.8 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		71	
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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