

1 Fishbourne Grove Ingleby Barwick, Stockton-On-Tees, TS17 5LG

AVAILABLE FROM AROUND 7 August 2024 - SORRY NO SMOKERS, PETS CONSIDERED

A highly desirable and impressive 6 BEDROOM DETACHED property located on The Rings development and is likely to appeal to a family as this substantial property offers ample space over three floors, with neutral tones throughout providing an ideal backdrop for furniture of any colour scheme. The property occupies a superb spot, enjoying a pleasant front outlook, enclosed rear garden, with rear DOUBLE GARAGE and DRIVE.

Situated within close proximity of the A66 means that this property provides excellent transport links to Teesside and the surrounding area. The spacious family accommodation includes 3 RECEPTION ROOMS and MODERN KITCHEN/DINER with APPLIANCES. Completing the ground floor accommodation is a WC. There are 4 first floor bedrooms, one with en suite, family bathroom and on the second floor are 2 well proportioned bedrooms and an additional bathroom. The property is GAS CENTRALLY HEATED and has uPVC double glazing throughout. To the rear of the property is a low maintenance lawned garden.

£1,450 PCM

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[Directions](#)

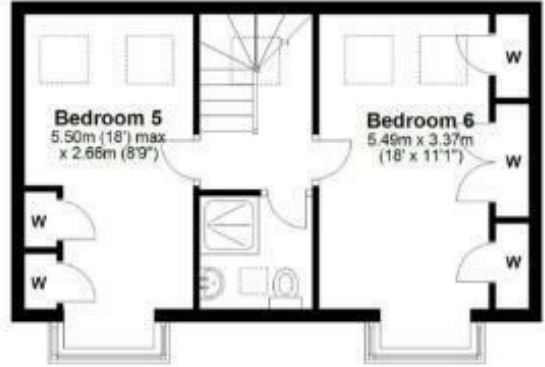


Floor Plan

Floorplan



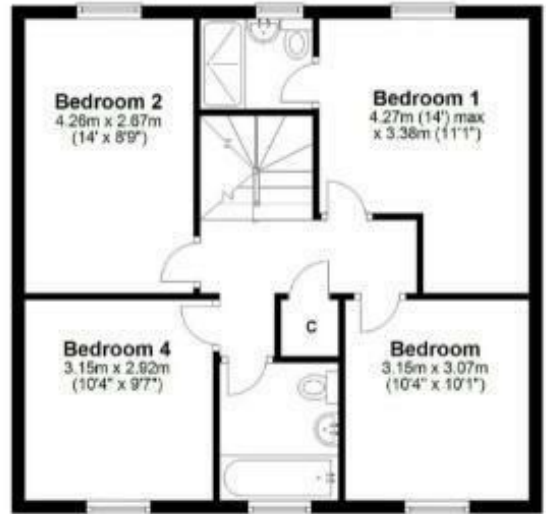
Fishbourne Grove Ingleby Barwick



Second Floor



Ground Floor



First Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		78	
(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	