



19 Cades Grove, Ingleby Barwick
£159,995





19 Cades Grove

Ingleby Barwick, Stockton-On-Tees

An impressive 2 bed end-terrace offering an appealing combination of comfortable living space, practical features and a delightful garden. Early internal viewing is highly recommended.

- An Impressive Two Bedroom End-Terrace Home
- Well Worth Early Internal Viewing
- Nicely Situated Within 'The Rings' Area of Ingleby Barwick
- Enjoying A Delightful Plot with a Pleasant Rear Garden & Having Two Car Parking Spaces to The Front
- Gas Central Heating System & Double Glazing
- Spacious Lounge
- Kitchen/Diner with Built-In Oven & Hob and Having Double Glazed French Doors to The Rear Garden
- Useful Ground Floor Cloakroom/WC
- Two Generous First Floor Bedrooms & Bathroom with White Three Piece Suite
- Excellent Location Close to a good range of Amenities

19 Cades Grove

Ingleby Barwick, Stockton-On-Tees

Situated within the popular Rings area of Ingleby Barwick, this impressive two bedroom end-terrace home offers an appealing combination of comfortable living space, practical features and a delightful garden setting, making it an ideal choice for first-time buyers, couples or those looking to downsize.

Upon entering, you are welcomed by a spacious lounge, providing a comfortable setting in which to relax and unwind. To the rear, the kitchen/diner offers an excellent space for everyday dining and entertaining, complete with a built-in oven and hob, integrated fridge/freezer, together with double glazed French doors opening directly onto the pleasant rear garden. A useful ground-floor cloakroom/WC adds further convenience.

To the first floor, there are two generous bedrooms, complemented by a bathroom fitted with a white three piece suite.

The property also benefits from gas central heating and double glazing throughout.

Externally, the home enjoys a delightful plot, with a pleasant rear garden providing an inviting outdoor space. Two dedicated parking spaces to the front further enhance the property's practicality.

Ideally positioned close to a good range of local amenities, this attractive home combines a convenient location with comfortable accommodation and appealing outdoor space.

Early internal viewing is highly recommended to fully appreciate all that this lovely property has to offer.





Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

DC/LS/20102026

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

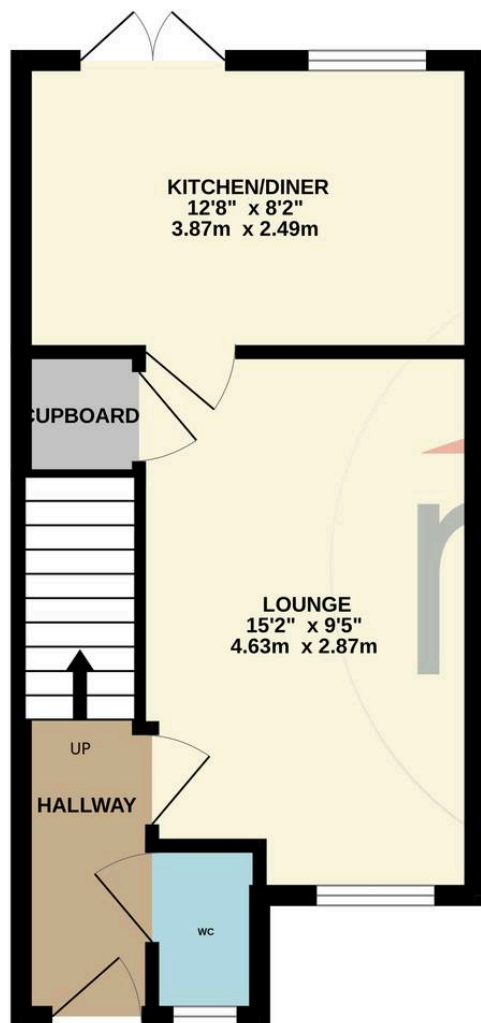




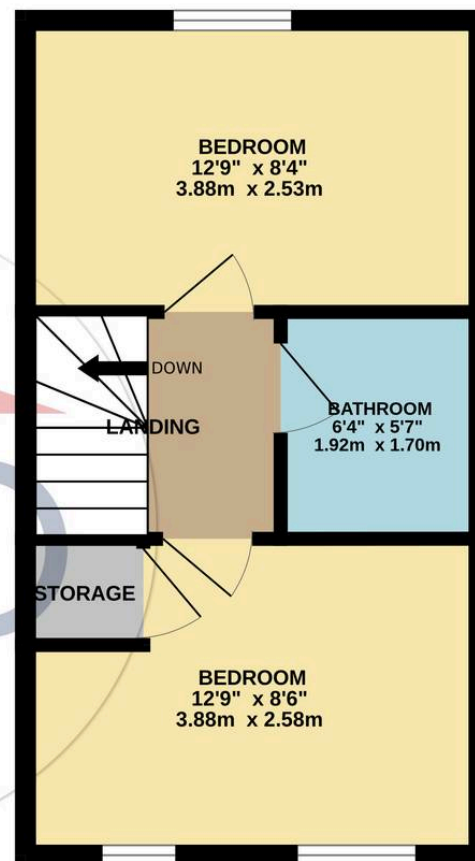
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

Michael Poole

Michael Poole Estate Agents, 36 Myton Road - TS17 0WG

01642763636

ingleby@michaelpoole.co.uk

michaelpoole.co.uk/