

**BENINGBOROUGH GARDENS, INGLEBY BARWICK,
STOCKTON-ON-TEES, TS17 0TY**



- ▲ A very impressive, remodelled and significantly upgraded three bedroom detached family home
- ▲ Occupying a delightful plot with South facing rear garden, within the popular Beckfields area of Ingleby Barwick
- ▲ Delightful Lounge with an electric fire set in a feature fireplace
- ▲ Redesigned Kitchen/Diner with white high gloss units, built in oven, microwave oven, gas hob and integrated dishwasher
- ▲ Professional garage conversion to create a versatile Family/Sitting Room together with a useful Utility Room
- ▲ Three spacious bedrooms with the master having a refitted En-Suite Shower Room
- ▲ Family Bathroom with white three piece suite
- ▲ Gas central heating system via combination boiler replaced in January 2025 and double glazing
- ▲ Lawned gardens to front and rear and resin driveway providing off street parking

£249,000

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GROUND FLOOR

ENTRANCE LOBBY

LOUNGE - 4.19m x 3.78m (13'9" x 12'5")

KITCHEN/DINER - 4.69m x 3.31m (15'5" x 10'10")

CONSERVATORY - 3.22m x 2.47m (10'7" x 8'1")

UTILITY ROOM - 2.31m x 1.27m (7'7" x 4'2")

FAMILY ROOM - 5.06m x 2.29m (16'7" x 7'6")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.92m x 2.79m (12'10" x 9'2")
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 1.84m x 1.79m (6' x 5'10")

BEDROOM TWO - 3.09m x 2.63m (10'2" x 8'8")

BEDROOM THREE - 3.87m x 2.44m (12'8" x 8')

BATHROOM - 1.95m x 1.87m (6'5" x 6'2")

TO VIEW: Tel: 01642 763636
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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EXTERNALLY

GARDENS & PARKING

Lawned garden to the front with a resin driveway providing generous off street parking. A side access path leads to the enclosed South facing rear garden, which has a further lawned area, an attractive resin patio area ideal for outdoor entertaining and there is a garden shed.

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/ING260342/26062026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on
Tel: **01642 763636**



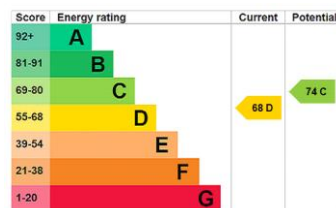
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
Made with floorplan 12/2015

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