

HADLEIGH WALK, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5GW



- ▲ Very competitively priced for an early sale and well worth early internal viewing
- ▲ A two bedroom first floor apartment freshly decorated in July 2026 and offered for sale with NO ONWARD CHAIN
- ▲ Offering accommodation which will appeal to a variety of buyers, including investors due to the good rental returns
- ▲ Open Plan 25ft plus Lounge/Kitchen with double glazed French doors and Juliet style balcony
- ▲ Kitchen area providing a good range of fitted units and built in oven and hob
- ▲ Modern Bathroom with white three piece suite
- ▲ Two bedrooms with Master having a walk-in Dressing Room
- ▲ Gas central heating system via combination boiler and double glazing
- ▲ Secure entry system and allocated parking

Offers Over £80,000

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GROUND FLOOR

ENTRANCE

Communal, secure ground floor entrance with staircase to upper floors.

FIRST FLOOR

HALLWAY

LOUNGE/KITCHEN - 7.78m (25'6") x 3.31m (10'10") reducing to 2.54m (8'4")

BEDROOM ONE - 3.62m x 2.66m (11'11" x 8'9")

DRESSING ROOM - 2.09m x 1.70m (6'10" x 5'7")

BEDROOM TWO - 2.55m x 2.45m (8'4" x 8')

BATHROOM - 2.09m x 1.70m (6'10" x 5'7")

EXTERNALLY

PARKING

Allocated car parking together with visitors' spaces.

AGENTS NOTE:

Ground Rent: £125 PCM

Service/Maintenance Charge: £169 PCM

TO VIEW: Tel: 01642 763636

Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

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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/ING260347/07072026

Council Tax Band: B **Tenure:** Leasehold

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



GROUND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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