

# 11 Thatch Lane, Ingleby Barwick

£290,000

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# 11 Thatch Lane

## Ingleby Barwick, Stockton-On-Tees

Situated within the highly sought after Lowfields area, this stylishly redesigned and refurbished detached bungalow offers an appealing blend of contemporary style, comfort and practicality.

- A stylish, redesigned and refurbished two bedroom detached bungalow
- Offering tastefully presented accommodation, enhanced by high quality fittings
- Spacious, bright and airy lounge
- Impressive, redesigned kitchen with high quality units, built in oven and induction hob, integrated fridge/freezer and dishwasher
- Generous conservatory with lightweight roof and double doors to the rear garden
- Two delightful bedrooms with the master having fitted wardrobes to one wall
- Redesigned shower room with attractive modern fittings including a double shower enclosure
- Hive gas central heating system via a combination boiler and double glazing
- Pleasant lawned gardens to front and rear, driveway and garage, currently with a partitioned utility area
- Sought after location within the popular Lowfields area of Ingleby Barwick

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## Ingleby Barwick, Stockton-On-Tees

Situated within the highly sought after Lowfields area of popular Ingleby Barwick, this stylishly redesigned and refurbished detached bungalow offers an appealing blend of contemporary style, comfort and practicality.

Tastefully presented throughout, the property has been thoughtfully enhanced with high quality fittings and modern finishes, creating a welcoming home ready to be enjoyed.

The spacious lounge provides a bright and airy setting in which to relax, while the impressive, redesigned kitchen combines attractive, high quality fitted units with a range of integrated appliances, including a built-in oven, induction hob, fridge/freezer and dishwasher.

A generous conservatory, complete with a lightweight roof and double doors opening onto the rear garden, provides a versatile additional living space, ideal for enjoying the garden outlook.

The bungalow offers two delightful bedrooms, with the master bedroom benefiting from fitted wardrobes to one wall. A beautifully redesigned shower room completes the accommodation, featuring attractive modern fittings and a generous double shower enclosure.

Further benefits include Hive gas central heating system via a combination boiler and double glazing.

Externally, pleasant lawned gardens to both the front and rear provide attractive outdoor spaces, while a driveway and garage offer convenient off-road parking and storage. The garage currently incorporates a partitioned utility area, adding further everyday practicality.

Combining stylish interiors, well planned accommodation and a desirable residential setting, this appealing bungalow represents an excellent opportunity for those seeking a modern, comfortable home in one of Ingleby Barwick's popular locations.











**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/14102026

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:













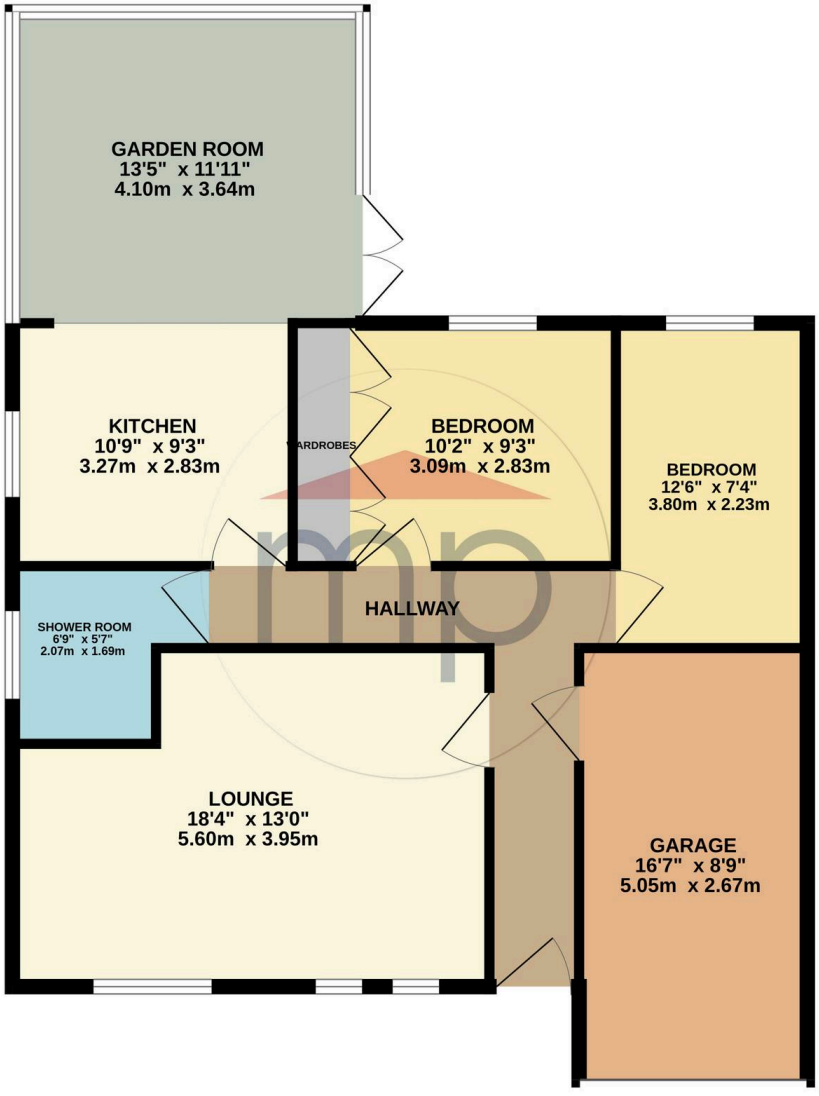




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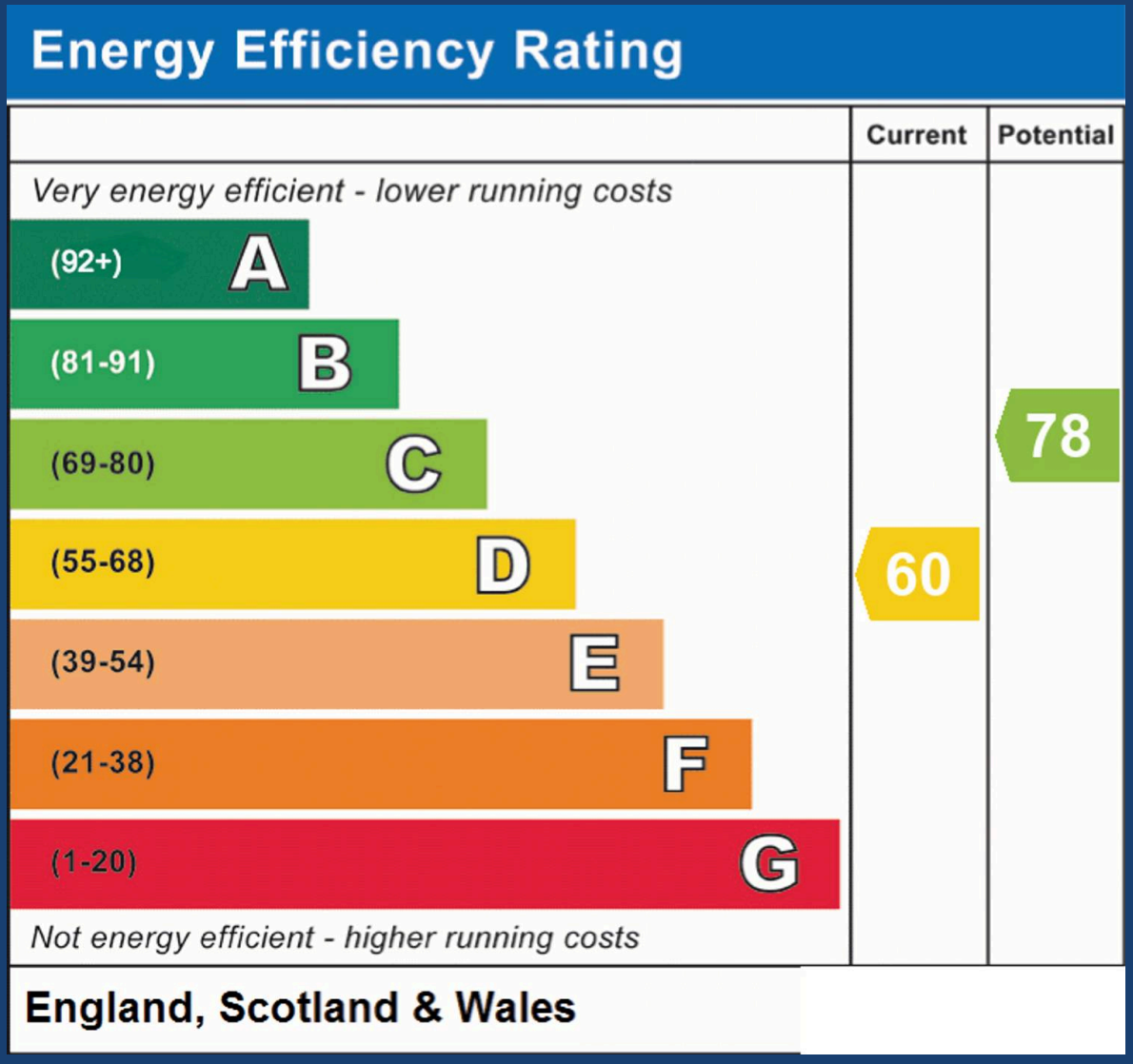
Ingleby Barwick, Stockton-On-Tees

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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