



10 Bonnyrigg Close, Ingleby Barwick
£310,000



Michael Poole
SALES · LETTINGS · AUCTIONS





10 Bonnyrigg Close

Ingleby Barwick, Stockton-On-Tees

This Mclean's built extended four bedroom detached house is wonderfully presented throughout and is very family friendly!

- Extended four-bedroom detached house that is beautifully presented throughout!
- Cul-de-sac location with plenty of off-street parking
- Professional garage conversion and rear extension creating fantastic family living space
- Fabulous presented rear garden with porcelain patio, raised timber decking and astro turf lawn
- Stunning kitchen with granite worktops and built in high end appliances
- Front lounge/diner, garden room and sitting room/bedroom five
- Two modern bath/shower rooms



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:

MH/LS/16092026









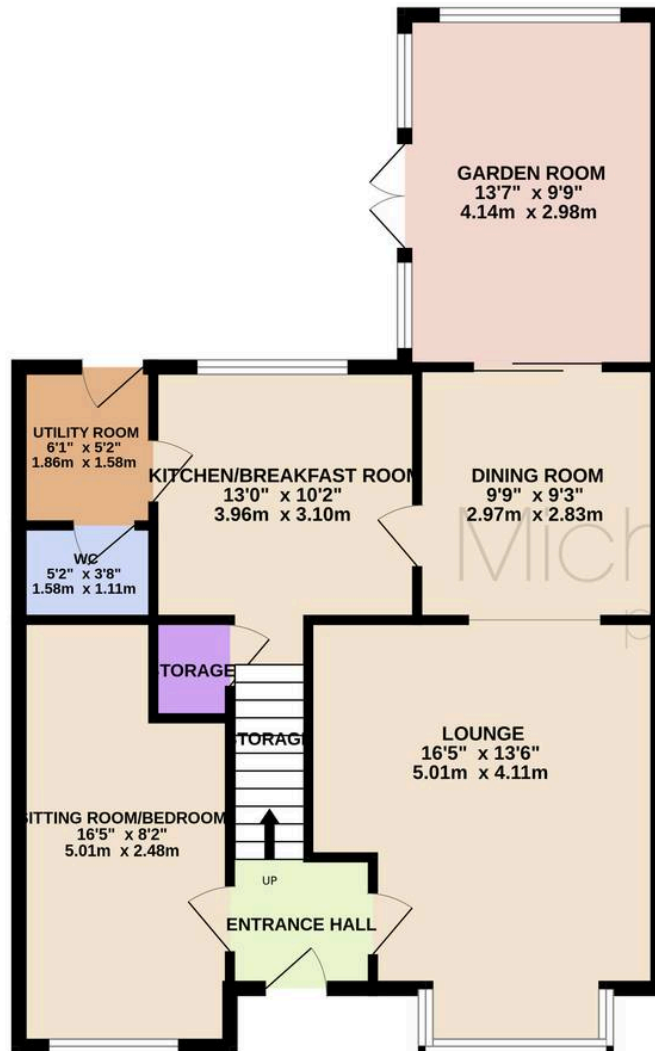


Energy Efficiency Rating

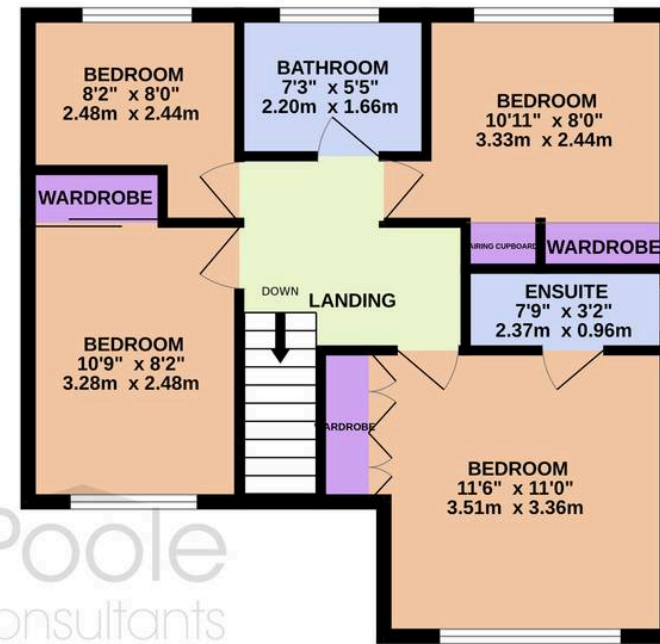
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 sq.m.) approx.

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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