

## CADES GROVE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5FN



- ▲ A tastefully presented three bedroom detached house set within 'the rings' area of Ingleby Barwick
- ▲ Offering impressive accommodation which will interest a good variety of prospective buyers
- ▲ Spacious lounge with attractive herringbone style wood flooring
- ▲ Kitchen/diner with built in oven and hob, integrated fridge/freezer and dishwasher and double glazed French doors to the rear
- ▲ Ground floor cloakroom/WC
- ▲ Three generous bedrooms with the master having a range of fitted wardrobes and an en-suite shower room
- ▲ Family bathroom with white three piece suite and shower over the bath
- ▲ Gas central heating system and double glazing
- ▲ Low maintenance gardens, double width driveway and garage with roller door

**£220,000**

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A tastefully presented three bedroom detached house set within 'the rings' area of Ingleby Barwick offering impressive accommodation which will interest a good variety of prospective buyers with low maintenance gardens, double width driveway and garage with roller door.

#### **GROUND FLOOR**

**ENTRANCE LOBBY**

**LOUNGE - 4.77m x 3.13m (15'8" x 10'3")**

**INNER HALLWAY**

**CLOAKROOM/WC**

**KITCHEN/DINER - 5.73m (18'10") x 2.41m (7'11") reducing to 2.17m (7'1")**

#### **FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4.63m (15'2") to wardrobes x 2.68m (8'10")**  
Fitted wardrobes to two walls.

**EN-SUITE - 2.30m x 1.56m (7'7" x 5'1")**

**BEDROOM TWO - 3.48m x 2.65m (11'5" x 8'8")**

**BEDROOM THREE - 3.00m x 2.15m (9'10" x 7'1")**

**BATHROOM - 2.65m x 2.01m (8'8" x 6'7")**

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

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## **EXTERNALLY**

### **PARKING, GARAGE & GARDEN**

Double width driveway/parking area to the front of the house, leading to the single garage with roller door, power points and lighting. The rear garden is enclosed and adapted for low maintenance, with an astro turf lawn, shrub beds, a paved patio area and fenced boundary.

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**AGENTS REF:** - DC/LS/ING260333/17062026

**Council Tax Band:** D      **Tenure:** Freehold

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



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A photograph of the exterior of a Michael Poole property consultants storefront at night. The building has a blue illuminated sign that reads "Michael Poole property consultants". The large glass windows display various property listings and brochures. The interior is lit up, showing a modern office space.

Do you have a property you  
need to sell  
**before** you can buy?

Michael Poole offers **FREE, no obligation**  
market appraisals and gives you guidance  
on the **BEST PRICE** you can expect in the  
current market



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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