

BAMBURGH COURT, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5GG

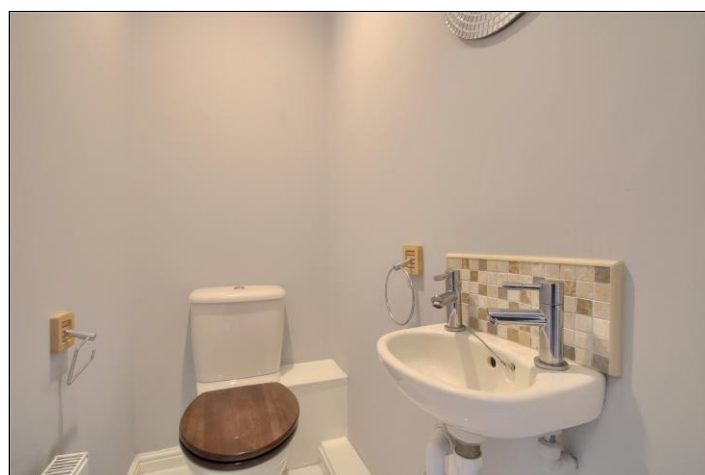
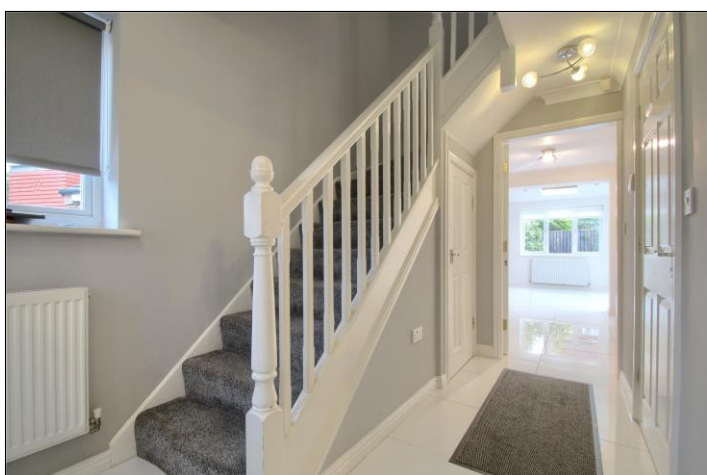


- ▲ A Beautifully Presented, Stylishly Redesigned Four Bedroom, Three Storey Detached Family Home Offered with NO ONWARD CHAIN
- ▲ Enjoying A Lovely Cul-De-Sac Position Within 'The Rings' Area of Ingleby Barwick
- ▲ Pleasant Lawned Gardens to Front & Rear, Driveway & Single Garage
- ▲ Delightful Lounge with Living Flame Effect Gas Fire in Feature Surround & Front Bay Window
- ▲ Stunning, Contemporary Refitted Kitchen/Diner with Built-In Oven & Hob, Integrated Fridge, Freezer & Dishwasher
- ▲ Impressive Garden Room Extension with Vaulted Ceiling, Velux Windows & Double Glazed French Doors to The Rear
- ▲ Utility Room & Useful Ground Floor Cloakroom/WC
- ▲ Master Having an En-Suite Shower Room & Family Bathroom with White Three Piece Suite
- ▲ Gas Central Heating System & Double Glazing

£275,000

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A beautifully presented, stylishly redesigned four bedroom, three storey detached family home offered with no onward chain enjoying a lovely cul-de-sac position within 'The Rings' area of Ingleby Barwick with pleasant lawned gardens to front and rear, driveway and single garage.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.48m x 0.88m (4'10" x 2'11")

LOUNGE - 4.77m (15'8") x 3.97m (13') Measured into bay window

KITCHEN/DINER - 5.49m (18') x 3.70m (12'2") reducing to 2.98m (9'9")
Opening to ...

GARDEN ROOM - 3.22m x 2.76m (10'7" x 9'1")

UTILITY ROOM - 1.69m x 1.60m (5'7" x 5'3")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.47m (11'5") to robes x 3.43m (11'3")

EN-SUITE SHOWER ROOM - 1.75m x 1.43m (5'9" x 4'8")

BEDROOM TWO - 3.06m x 2.96m (10' x 9'9")

BEDROOM THREE - 3.06m x 2.44m (10' x 8')

TO VIEW: Tel: 01642 763636

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

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BATHROOM - 2.44m x 2.27m (8' x 7'5")

AGENTS REF: - DC/LS/ING240430/26092024

SECOND FLOOR

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

LANDING AREA

With built-in cupboard.

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**

BEDROOM FOUR - 4.19m x 3.37m (13'9" x 11'1")

EXTERNALLY

GARDENS & GARAGE

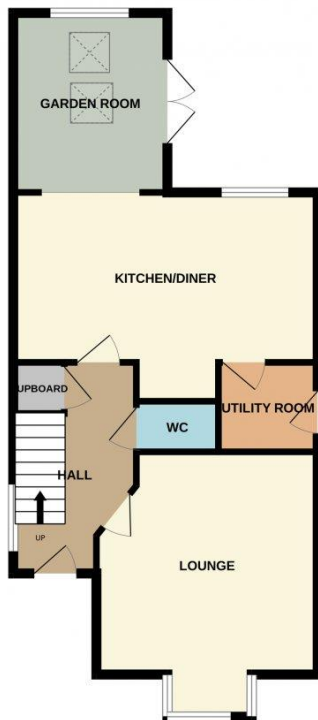
Lawned front garden with shrub borders and hedging. A driveway provides off street parking and leads to the single garage with up and over door, power points and lighting. The rear garden is enclosed and mainly laid to lawn with shrub borders and a paved patio area.



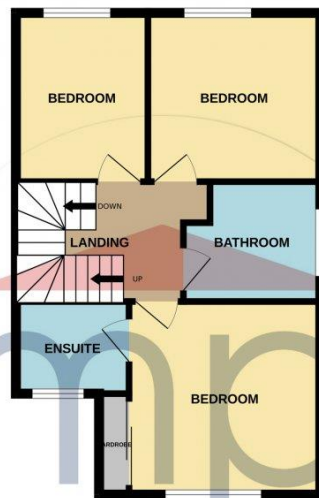
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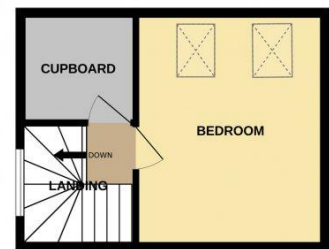
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	83
EU Directive 2002/91/EC		



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