



Brantingham Drive, Ingleby Barwick Stockton-On-Tees TS17
5LS

welcome to

Brantingham Drive, Ingleby Barwick Stockton-On-Tees

Fellows Hall: a stunning six-bedroom detached home offering 3,445 sq ft of luxury living. Features include elegant interiors, a 29ft kitchen, multiple en-suites, double garage with loft room, and a south-facing garden. Set in an exclusive Ingleby Barwick cul-de-sac near top schools.

Entrance Hall

Lounge

29' 6" x 15' 11" (8.99m x 4.85m)

Dining Room

13' 3" x 7' 8" (4.04m x 2.34m)

Kitchen

29' 6" x 12' 9" (8.99m x 3.89m)

Utility Room

Downstairs Wc

Garden Room

11' 4" x 8' 10" (3.45m x 2.69m)

First Floor Landing

Reception Room

15' 11" x 14' (4.85m x 4.27m)

Bedroom 2

15' 3" x 12' 9" (4.65m x 3.89m)

Bedroom 3

12' 9" x 11' 8" (3.89m x 3.56m)

Jack And Jill En Suite

Bedroom 4

15' 11" x 9' 1" (4.85m x 2.77m)

En Suite

Bathroom

Second Floor Landing

Bedroom 1

20' 10" x 14' 4" (6.35m x 4.37m)

En Suite

Bedroom 5

16' 2" x 9' 5" (4.93m x 2.87m)

Study

13' 3" x 6' 10" (4.04m x 2.08m)

Bedroom 6

12' 5" x 9' 5" (3.78m x 2.87m)

Wc

Front Garden

Rear Garden

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out

the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online mannersandharrison.co.uk/Property/STO115195



welcome to

Brantingham Drive, Ingleby Barwick Stockton-On-Tees

- DOUBLE GARAGE WITH LOFT ROOM
- GRAVELLED DRIVEWAY FOR UP TO FOUR CARS
- SPACIOUS SOUTH-FACING GARDEN
- SIX BEDROOMS WITH MULTIPLE EN SUITES
- CUL-DE-SAC

Tenure: Freehold EPC Rating: C
Council Tax Band: G

offers over
£670,000



TOTAL FLOOR AREA: 3445 sq.ft. (320.1 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.

view this property online mannersandharrison.co.uk/Property/STO115195



Property Ref:
STO115195 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk