

FLORET WAY, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 0GB



- ▲ An immaculately presented three bedroom, three storey semi-detached townhouse
- ▲ Constructed by Miller Homes to the 'Masterton' design and located in the desirable Becksides Manor development
- ▲ The current owners have added a number of upgrades over and above the already impressive specification
- ▲ Gardens to front and rear with a block paved double width driveway to the front
- ▲ Delightful Lounge presented to an excellent standard
- ▲ Stunning Kitchen/Diner with built in oven and hob, integrated fridge/freezer, dishwasher and washing machine
- ▲ Stylish family Bathroom With white suite and ground floor Cloakroom/WC
- ▲ Three delightful bedrooms with the spacious Master having an En-Suite Shower Room
- ▲ Gas central heating system and double glazing

£220,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



An immaculately presented three bedroom, three storey semi-detached townhouse, constructed by Miller Homes to the 'Masterton' design and located in the desirable Beckside Manor development. The current owners have added a number of upgrades over and above the already impressive specification.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 4.34m x 2.93m (14'3" x 9'7")

KITCHEN/DINER - 3.87m x 3.08m (12'8" x 10'1")

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM TWO - 3.88m x 2.79m (12'9" x 9'2")

BEDROOM THREE - 2.54m x 1.89m (8'4" x 6'2")

BATHROOM - 2.05m x 1.88m (6'9" x 6'2")

INNER LOBBY

With staircase to second floor.

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

www.michaelpoole.co.uk



FLORET WAY, TS17 0GB

SECOND FLOOR

AGENTS REF: - DC/LS/ING260329/07072026

MASTER BEDROOM - 5.43m (17'10") reducing to 3.23m (10'7") x 3.87m (12'8")

Council Tax Band: C **Tenure:** Freehold

EN-SUITE SHOWER ROOM - 2.20m x 1.98m (7'3" x 6'6")

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

EXTERNALLY

GARDENS & PARKING

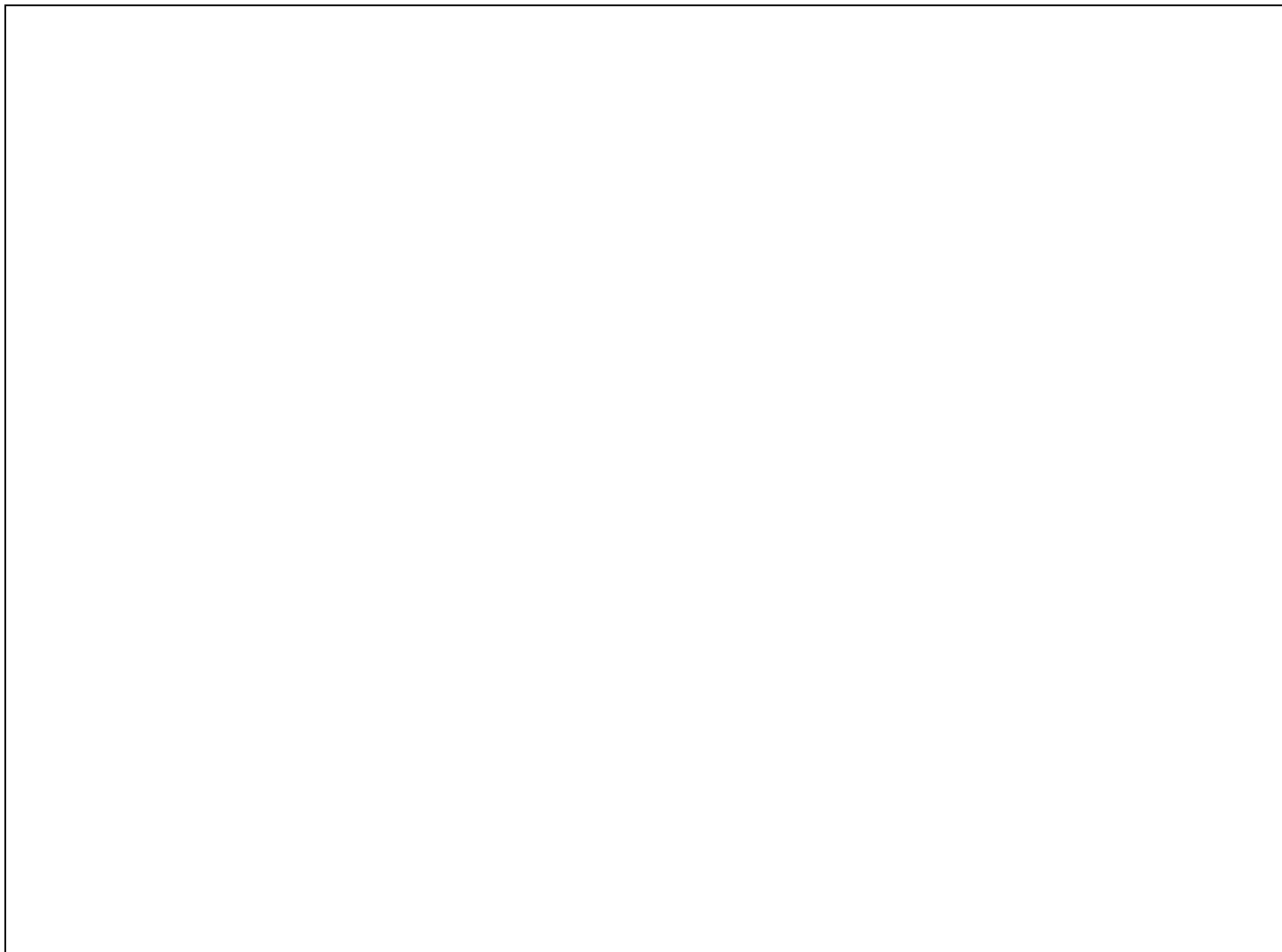
Shrub section to the front of the house with a block paved double width driveway providing off street parking. A side access path and gate lead to the enclosed rear garden, which is enclosed, with a paved patio area and an attractive variety of shrubs.

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.

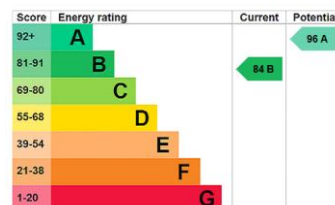


FLORET WAY, TS17 0GB





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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