

ABERBRAN COURT, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5DW



- ▲ A three bedroom, double fronted detached family home
- ▲ Located in a very pleasant cul-de-sac setting made up of attractive detached houses
- ▲ With lawned gardens to front and rear, driveway and single garage
- ▲ Spacious Lounge with an electric fire set in a feature surround and separate Dining Room
- ▲ Double glazed Conservatory with underfloor heating

- ▲ Breakfast Kitchen with a good range of fitted units and built in oven and hob, Utility Room and ground floor Cloakroom/WC
- ▲ Three generous first floor bedrooms with the Master having fitted wardrobes and an En-Suite Shower Room
- ▲ Tiled Family Bathroom with white three piece suite
- ▲ Gas central heating system via a combination boiler, double glazing and solar roof panels

£250,000

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GROUND FLOOR

HALLWAY

LOUNGE - 5.09m x 2.95m (16'8" x 9'8")

CONSERVATORY - 4.00m x 2.51m (13'1" x 8'3")

DINING ROOM - 2.94m x 2.51m (9'8" x 8'3")

KITCHEN - 2.06m x 1.49m (6'9" x 4'11")

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM ONE - 5.08m (16'8") x 3.48m (11'5") reducing to 1.74m (5'9") to robes
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 1.87m x 1.61m (6'2" x 5'3")

BEDROOM TWO - 2.95m x 2.71m (9'8" x 8'11")

BEDROOM THREE - 2.96m x 2.30m (9'9" x 7'7")

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BATHROOM - 1.95m x 1.69m (6'5" x 5'7")

EXTERNALLY

GARDENS, PARKING & GARAGE

Lawned front garden with a driveway leading 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.

AGENTS REF: - DC/LS/ING260169/07042026

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

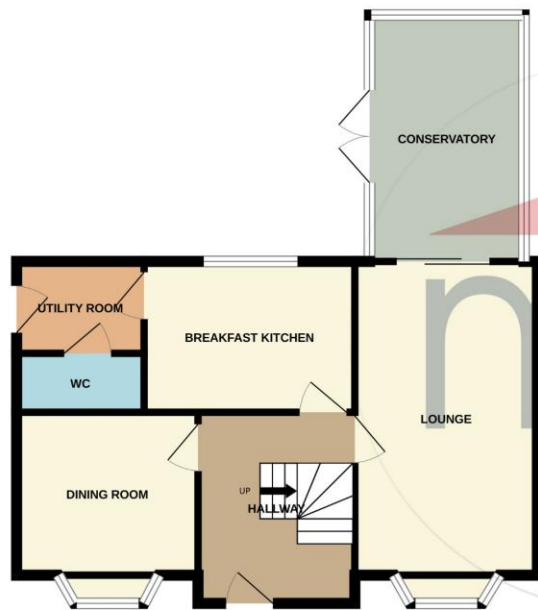
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GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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