

# 26 Newport Close, Ingleby Barwick

£285,000

Michael Poole
SALES · LETTINGS · AUCTIONS



# 26 Newport Close

Ingleby Barwick, Stockton-On-Tees

- A stylish four bedroom detached family home with an impressive, redesigned ground floor layout
- Occupying a delightful plot, not directly overlooked to the rear and enjoying a westerly aspect
- Delightful lounge with attractive flooring and having a bay recess with double glazed French doors to the rear
- Stunning redesigned kitchen/dining room with high quality units, built in double oven, hob, integrated fridge/freezer, dishwasher and washing machine
- Bathroom with modern white three piece suite and ground floor cloakroom/WC
- Four bedrooms with the master having an en-suite shower room
- Nicely presented gardens to front and rear, double width driveway and single garage
- Gas central heating system via a combination boiler, double glazing and solar roof panels
- Lovely cul-de-sac setting within the Roundhill area of Ingleby Barwick

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## Ingleby Barwick, Stockton-On-Tees

A stylish four bedroom detached family home with an impressive, redesigned ground floor layout occupying a delightful plot, not directly overlooked to the rear and enjoying a westerly aspect.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:











**GROUND FLOOR**

**Entrance Hall**

**Cloakroom/WC**

**Lounge** - 15' 1" x 12' 10" (4.60m x 3.90m)
Measured into bay

**Kitchen/Dining Room** - 27' 1" x 9' 5" (8.26m x 2.87m reducing to 2.65m)

**FIRST FLOOR**

**Master Bedroom** - 12' 0" x 10' 11" (3.67m x 3.34m)
Fitted wardrobes.

**En-Suite Shower Room**

**Bedroom Two** - 12' 11" x 8' 10" (3.93m x 2.70m)

**Bedroom Three** - 11' 3" x 9' 3" (3.42m x 2.83m)

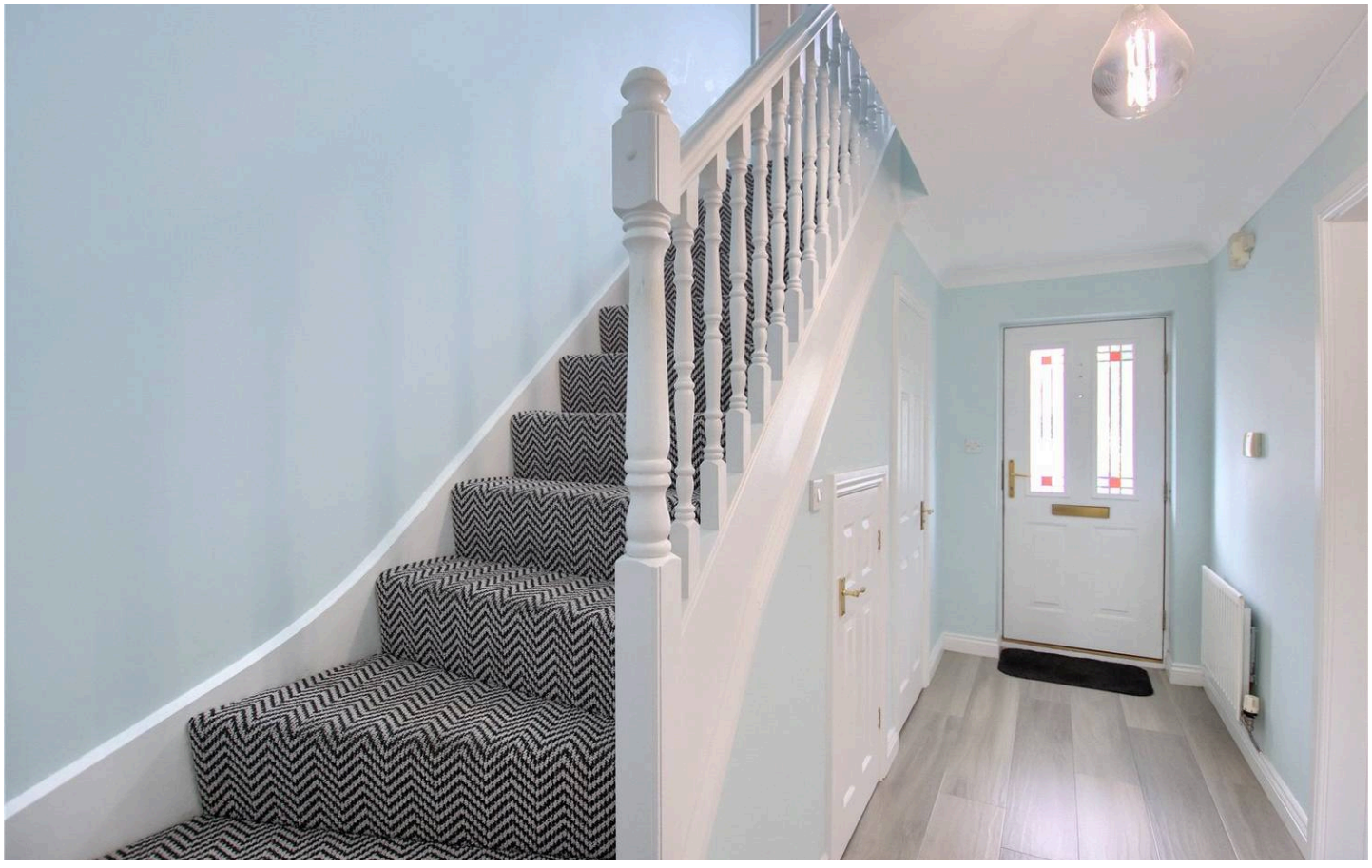
**Bedroom Four** - 9' 3" x 8' 4" (2.83m x 2.53m)

**EXTERNALLY**

**Gardens & Garage** - Lawned front garden with a double width driveway leading to the single garage with up and over door, power points and lighting. The rear garden is not directly overlooked and enjoys a Westerly aspect and is mainly laid to lawn with a full width paved patio area, shrub borders, a versatile summerhouse and sauna.

**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.

**AGENTS REF:**
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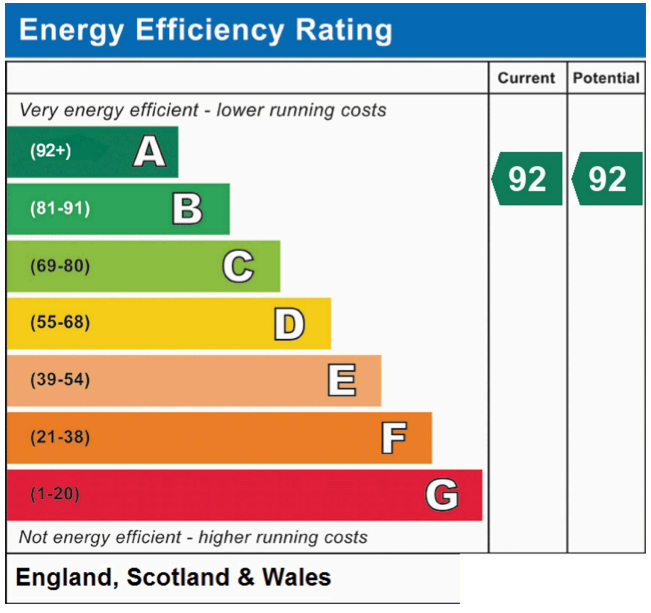





MACKENZIE
THORPE






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
92
92
England, Scotland & Wales




# Michael Poole

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