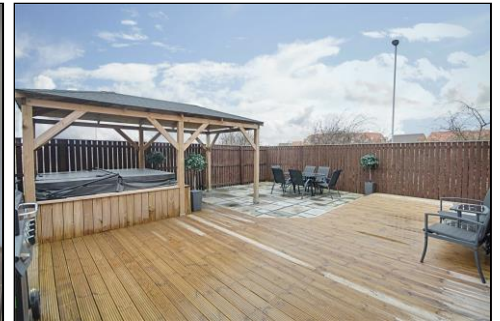


BANCROFT DRIVE, INGLEBY BARWICK, STOCKTON ON TEES, TS17 5NP

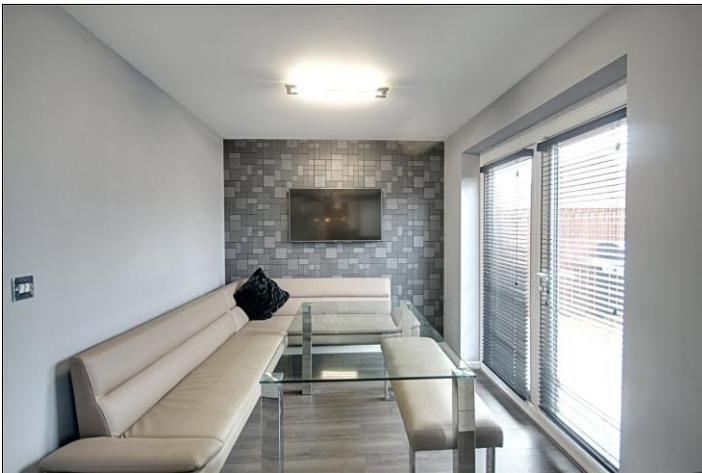


- ▲ No Expense Has Been Spared in Creating This Outstanding Detached Home Which Will Appeal to Even the Most Discerning Buyer
- ▲ Occupying A Delightful Corner Site Within in Pleasant Cul-De-Sac Setting Having Landscaped Gardens, Driveway & Single Garage
- ▲ Modern Contemporary Lounge with Tasteful Décor & A Wall Mounted Feature Electric Fire
- ▲ Impressive Kitchen/Diner with Attractive Fitted Units, Built-In Oven & Hob & Double Glazed French Doors to the Rear Garden
- ▲ Useful Ground Floor Cloakroom/WC
- ▲ Three Generous First Floor Bedrooms with One Having Bespoke Fitted Wardrobes Incorporating Drawers & Illuminated Shelving
- ▲ En-Suite Shower Room to the Master Bedroom with Double Shower & Spacious Family Bathroom with White Three-Piece Suite
- ▲ Gas Central Heating System, Double Glazing & CCTV System
- ▲ Properties of This Calibre Are Rarely Available For Sale on the Open Market & Early Internal Viewing Comes Highly Recommended
- ▲ Book Your Viewing: Call us 9am – 9pm Monday to Friday, 9:30am – 5pm Saturday or 10am – 4pm Sunday

£187,995

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



GROUND FLOOR

ENTRANCE LOBBY

LOUNGE - 4.93m (16'2") x 3.12m (10'3") reducing to 2.29m (7'6")

INNER HALLWAY

CLOAKROOM/WC - 1.52m x 0.94m (5' x 3'1")

KITCHEN/DINER - 5.8m x 2.34m (19' x 7'8")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.27m (14') x 2.95m (9'8") reducing to 2.08m (6'10")

EN-SUITE - 2.03m x 1.42m (6'8" x 4'8")

BEDROOM TWO - 3.45m (11'4") x 2.03m (6'8") to robes
Bespoke fitted wardrobes to one wall.

BEDROOM THREE - 3.02m x 2.41m (9'11" x 7'11")

BATHROOM - 2.67m x 1.7m (8'9" x 5'7")

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

www.michaelpoole.co.uk



BANCROFT DRIVE, TS17 5NP



EXTERNALLY

GARDENS & GARAGE

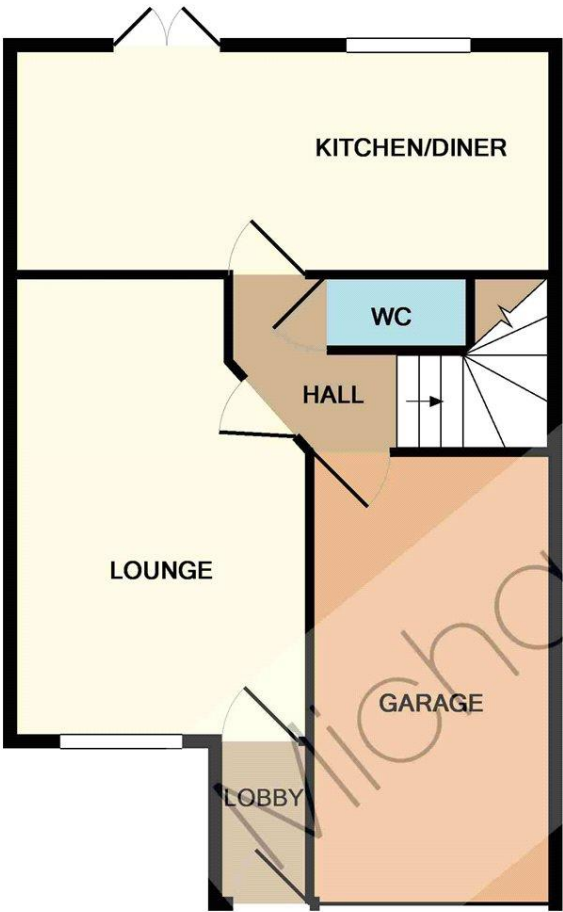
Low maintenance front garden with fenced boundary and having a driveway providing off street parking and leading to the single garage with roller door, power points and lighting. The landscaped rear garden is enclosed by a fenced boundary and is predominantly decked with a hot tub recess with canopy over and an attractive paved patio area.

AGENTS REF: - DC/LS/ING180134/280318

BOOK YOUR VIEWING - Call us 9am – 9pm Monday to Friday, 9:30am – 5pm Saturday or 10am – 4pm Sunday.

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





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		90
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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