

LULLINGSTONE CRESCENT, INGLEBY BARWICK, TS17 5GR



- ▲ Set Upon the Prestigious Lullingstone Crescent in The Rings Area of Ingleby Barwick
- ▲ An Impressive & Deceptively Spacious Three Storey, Four Bedroom Townhouse
- ▲ Offering Versatile Accommodation Which Has Been Significantly Improved Since 2017
- ▲ Delightful Refitted Kitchen/Diner with a Built in Oven & Hob, Integrated Washing Machine & Double Glazed French Doors to the Rear
- ▲ Ground Floor Dining Room/Study, Laundry Room & Cloakroom/WC

- ▲ Full Width First Floor Lounge Together with a Spacious Double Bedroom & a Shower Room
- ▲ Three Second Floor Bedrooms with the Master Having an En-Suite Shower Room Together with the Family Bathroom
- ▲ Gas Central Heating System & Double Glazing
- ▲ Gardens to Front & Rear & Single Garage
- ▲ Book Your Viewing: Call us 9am – 9pm Monday to Friday, 9:30am – 5pm Saturday or 10am – 4pm Sunday

£167,500

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GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.52m x 1.27m (5' x 4'2")

LAUNDRY ROOM - 3.05m x 1.63m (10' x 5'4")

DINING ROOM/STUDY - 3.25m x 2.13m (10'8" x 7')

KITCHEN/DINER - 4.93m (16'2") x 3.9m (12'10") reducing to 3m (9'10")

FIRST FLOOR

LANDING

LOUNGE - 4.95m x 3.25m (16'3" x 10'8")

BEDROOM TWO - 4.95m x 2.97m (16'3" x 9'9")

SHOWER ROOM - 2.2m x 1.93m (7'3" x 6'4")

SECOND FLOOR

SECOND LANDING

MASTER BEDROOM - 3.45m x 3.25m (11'4" x 10'8")

EN-SUITE - 2.29m x 1.42m (7'6" x 4'8")

BEDROOM THREE - 3.02m x 2.7m (9'11" x 8'10")

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

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BEDROOM FOUR - 2.95m x 2.13m (9'8" x 7')

BATHROOM - 2.08m x 1.68m (6'10" x 5'6")

EXTERNALLY

GARDENS AND GARAGE

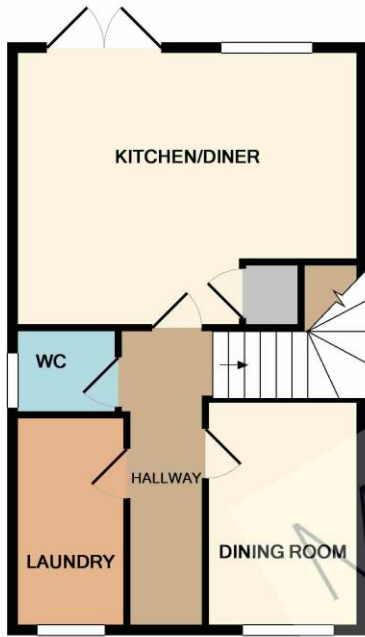
Small garden area to the front. To the rear there is an enclosed garden which is mainly laid to lawn with a pathway leading to the single garage which has an up and over door.

AGENTS REFERENCE - DC/JV/ING190104/11032019

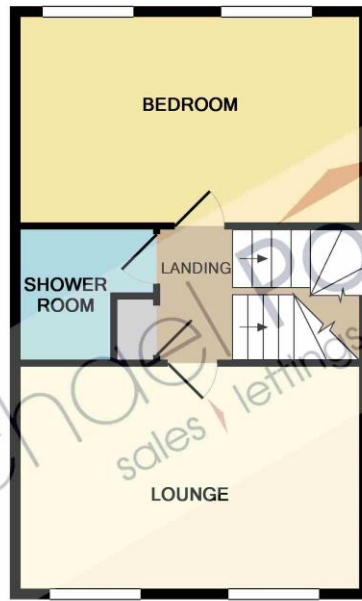
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Tel: **01642 763636**

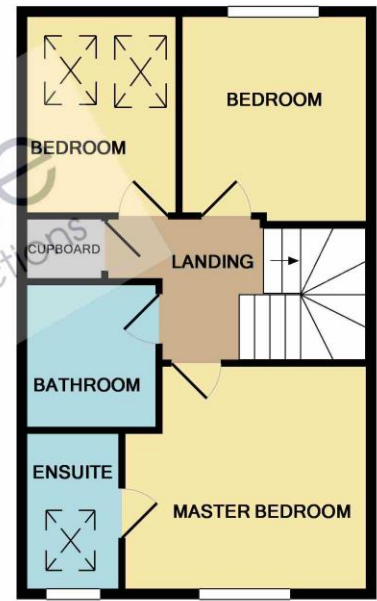




GROUND FLOOR




1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	78	79
(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 	



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