



10 Church Field Way, Ingleby Barw
£255,000



Michael Poole
SALES · LETTINGS · AUCTIONS





10 Church Field Way

Ingleby Barwick, Stockton-On-Tees

A four bedroom detached family home, nicely located in the Broomhill area of Ingleby Barwick.

- A four bedroom detached family home, nicely located in the Broomhill area of Ingleby Barwick.
- With lawned gardens to front and rear, double width driveway and single garage.
- Lounge with solid wood flooring, a feature media wall and double glazed French doors to the rear garden.
- Separate Dining Room with double doors to the double glazed Conservatory.
- Family Bathroom with white three piece suite and ground floor Cloakroom/WC.
- Four bedrooms, with the Master having fitted wardrobes.
- En-suite Shower Room to the Master Bedroom.
- Gas central heating system and double glazing.
- Well placed for access to highly regarded schooling and shopping facilities.



GROUND FLOOR

Entrance Hall

Cloakroom/WC

Lounge 15' 0" x 11' 10" (4.57m x 3.61m reducing to 3.00m) Opening to ...

Dining Room 9' 8" x 9' 5" (2.95m x 2.88m)

Conservatory 12' 8" x 10' 10" (3.86m x 3.29m)

Breakfast/Kitchen 14' 4" x 9' 6" (4.37m x 2.90m)

FIRST FLOOR

Landing

Master Bedroom 11' 5" x 9' 11" (3.47m x 3.03m)

En-Suite 6' 3" x 5' 9" (1.90m x 1.76m)

Bedroom Two 12' 2" x 8' 9" (3.71m x 2.66m)

Bedroom Three 10' 7" x 8' 11" (3.23m x 2.73m)

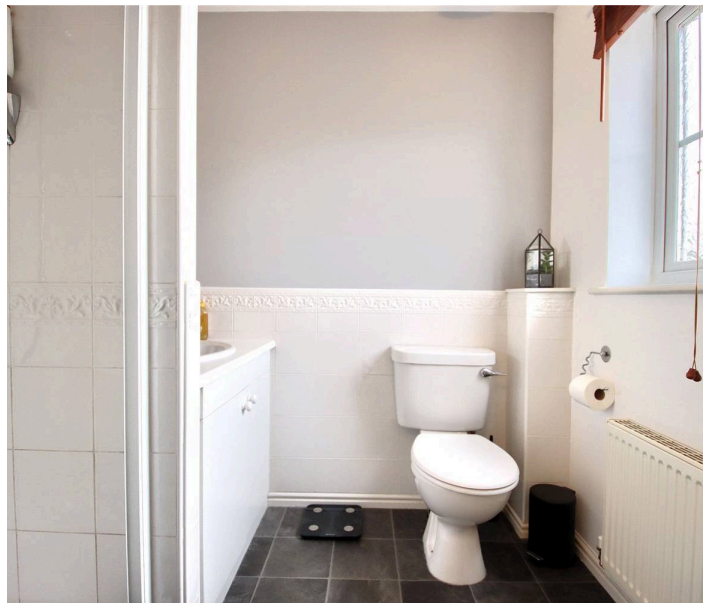
Bedroom Four 8' 9" x 8' 9" (2.67m x 2.67m reducing to 2.07m)

Bathroom 6' 11" x 5' 6" (2.10m x 1.68m)

EXTERNALLY

Garden

Lawned front garden with shrub borders. A double width driveway leads to the single garage with up and over door, power points and lighting. The rear gardens is enclosed and mainly laid to lawn with a block paved patio area.



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.



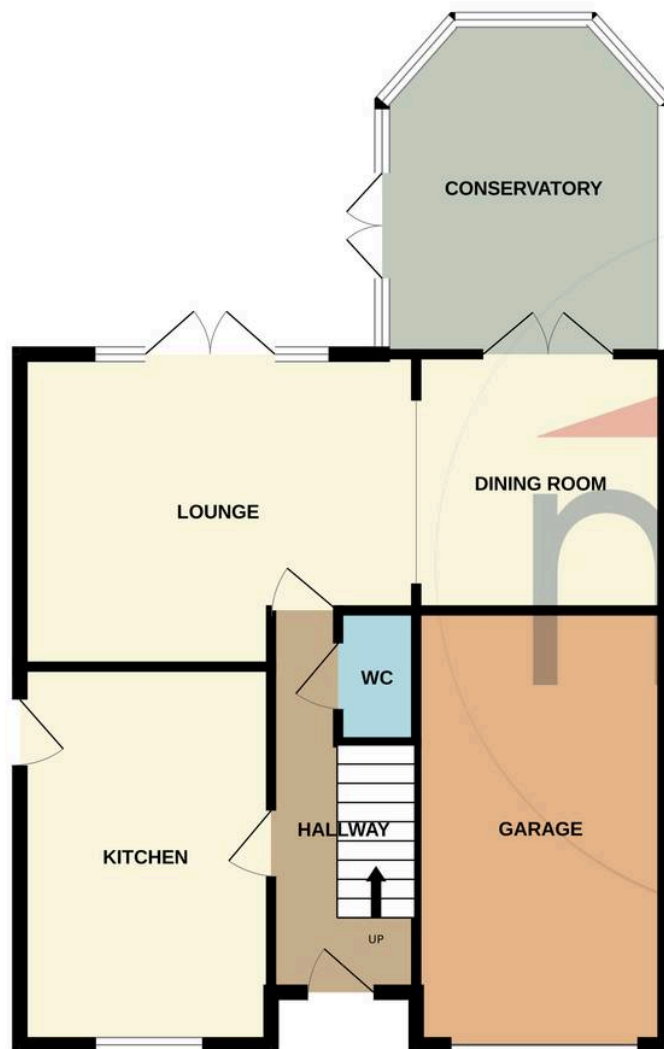


Energy Efficiency Rating

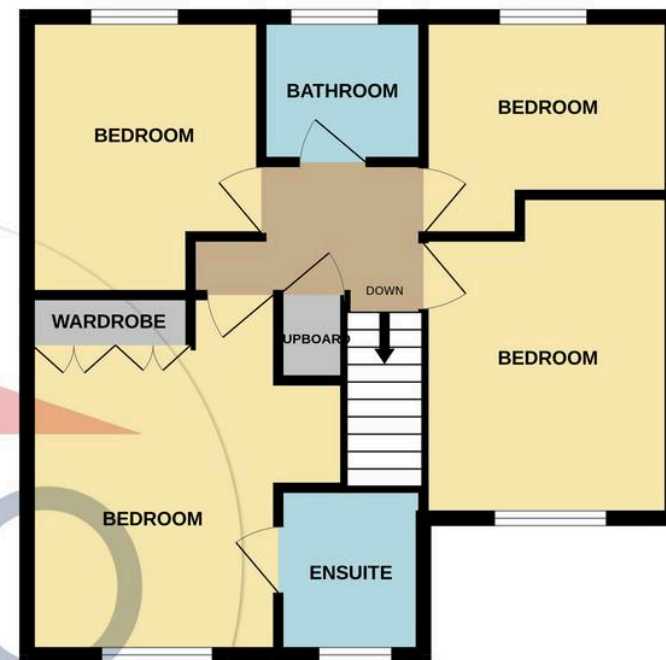
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

GROUND FLOOR



1ST FLOOR



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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