



14 Boar Lane, Ingleby Barwick
£325,000





14 Boar Lane

Ingleby Barwick, Stockton-On-Tees

Well cared for CHAIN FREE detached home in a sought-after cul-de-sac, with a generous south-facing garden, driveway, garage and offers spacious family accommodation.

- An Attractively Presented Four Bedroom Detached Family Home Never Previously Offered For Sale on The Open Market
- Offered to the Market with a CHAIN FREE Sale
- Nicely Positioned at The End of a Cul-De-Sac Within a Popular Area of Ingleby Barwick
- Southerly Facing Rear Garden Aspect
- Three Large Bedrooms, Roomy Single & Family Bathroom
- Generous Plot with Delightful Large Gardens, Block Paved Driveway Leading to Garage
- Spacious Front Lounge, Dining Room & Conservatory
- Kitchen, Useful Utility Room & Downstairs W/C
- Gas Central Heating System & Double Glazing

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Ingleby Barwick, Stockton-On-Tees

Enjoying a cul-de-sac position, within this established Ingleby Barwick, while boasting a generous plot, with large rear garden that enjoys a southerly facing aspect and is offered to the market with a CHAIN FREE sale.

This well presented, well cared for detached house offers fantastic family living space across two floor, large block paved driveway and spacious garage.

The home comprises entrance hall, front lounge, dining room, kitchen utility room, downstairs W/C and conservatory. The first floor has landing, three double bedrooms, roomy single with built in wardrobe and family bathroom with white suite. There is a lawned front garden and generous south facing garden with lawned area and multiply fruit trees.

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Buyers Identification Check(s)

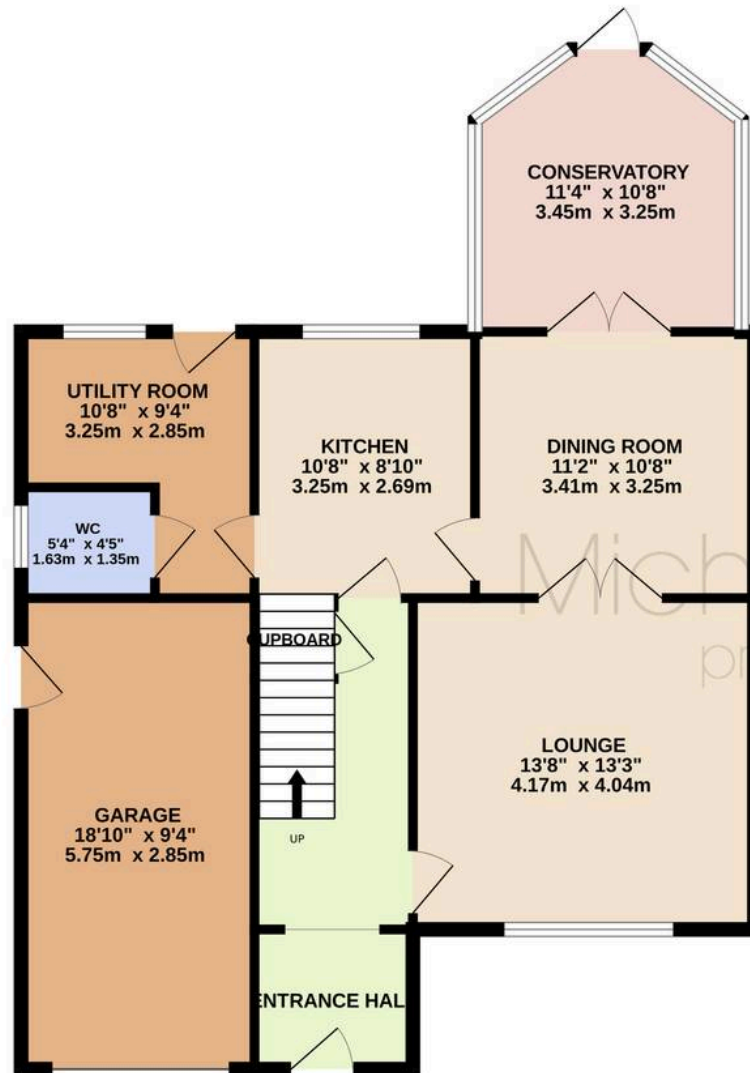
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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.



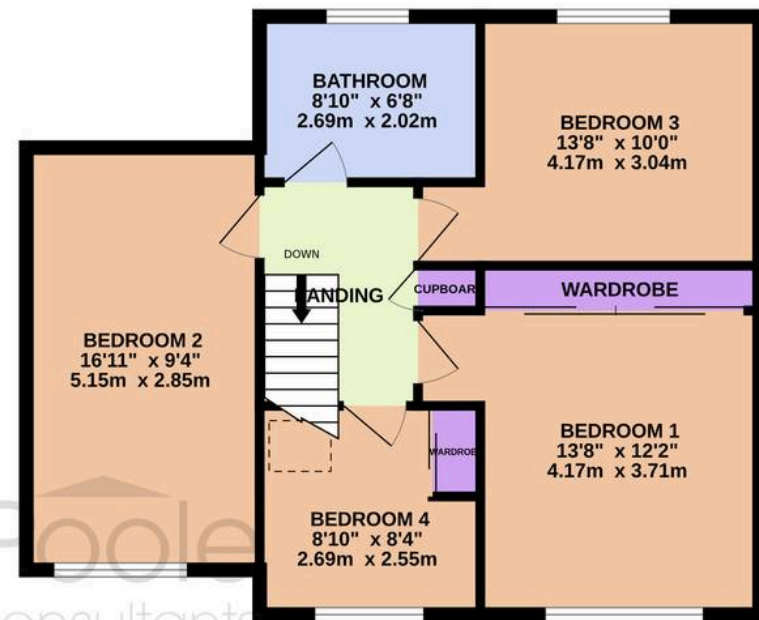




GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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