



**Goodrich Way, Ingleby Barwick Stockton-On-Tees TS17 5FE**

**welcome to**

## **Goodrich Way, Ingleby Barwick Stockton-On-Tees**

A beautifully presented four-bedroom detached home located within the highly sought-after Ingleby Barwick estate. Offering spacious and versatile accommodation, including multiple reception areas, a modern kitchen, enclosed rear garden, and driveway parking. Perfect for first-time buyers.

### **Entrance Hall**

UPVC door to front, radiator, understairs cupboard

### **Downtairs Wc**

Downstairs WC, wash hand basin, radiator, window to side

### **Lounge**

16' 7" x 10' 11" ( 5.05m x 3.33m )

Window to front, radiator, double doors to dining room

### **Dining Room**

9' 7" x 9' 4" ( 2.92m x 2.84m )

French doors to rear, radiator, double door to lounge

### **Reception Room**

17' 7" x 8' 1" ( 5.36m x 2.46m )

Window to front, radiator, garage conversion

### **Kitchen**

11' 7" x 9' 4" ( 3.53m x 2.84m )

Window to rear, range of wall and base units, recess for appliances, extractor fan, stainless steel sink

### **Utility Room**

5' 4" x 6' 4" ( 1.63m x 1.93m )

Door to rear, range of wall and base units, window to side

### **Landing**

Storage cupboard, radiator

### **Bedroom 1**

11' 11" x 13' 11" plus wardrobe ( 3.63m x 4.24m plus wardrobe )

Window to front, radiator, built-in wardrobe

### **Bedroom 2**

10' 4" plus wardrobes x 9' ( 3.15m plus wardrobes x 2.74m )

Window to front, radiator, built-in wardrobe

### **En Suite**

Wash hand basin, low level WC, window to side, shower cubicle

### **Bedroom 3**

10' 7" max x 9' 6" max ( 3.23m max x 2.90m max )

Window to rear, radiator, built-in wardrobe

### **Bedroom 4**

9' 2" max x 8' 2" max ( 2.79m max x 2.49m max )

Window to rear, radiator

### **Bathroom**

Bath with shower unit, wash hand basin, low level WC, radiator, window to rear





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## Goodrich Way, Ingleby Barwick Stockton-On-Tees

- OFF-STREET PARKING
- THREE RECEPTION ROOMS
- MASTER BEDROOM WITH EN SUITE
- DETACHED
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£290,000**

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