



Grosvenor Court, Ingleby Barwick Stockton-On-Tees TS17 0YP

welcome to

Grosvenor Court, Ingleby Barwick Stockton-On-Tees

A rare five-bedroom detached residence within an exclusive gated development of just six homes in the sought-after Beckfields area of Ingleby Barwick. Offering elegant family living, spacious interiors, open-plan areas, and private landscaped gardens.

Entrance Hall

Entrance door to front with sidelights, grand staircase to first floor, radiator

15' 6" x 12' 6" (4.72m x 3.81m)
Window to front, radiator, TV point

Lounge

30' 3" x 11' 10" (9.22m x 3.61m)
Window to front, window to side, feature gas fireplace, double patio doors to rear, two radiators

En Suite

Window to side, low level WC, wash hand basin, heated towel rail, bath with overhead rain shower unit, splash back, extractor fan

Reception Room 2

22' x 13' 10" (6.71m x 4.22m)
Bay window to front, window to side, feature gas fireplace, radiator

Bedroom 2

13' 11" max x 12' 1" max (4.24m max x 3.68m max)
Window to front, radiator

En Suite

Window to side, low level WC, wash hand basin, heated towel rail, shower cubicle, splash back, extractor fan

Kitchen

15' 7" x 14' 10" (4.75m x 4.52m)
Window to rear, range of wall and base units, island with base units, oven with gas hob and extractor fan, recess for fridge, splash back, sink with drainer, radiator

Bedroom 3

12' 5" x 10' 1" into wardrobes (3.78m x 3.07m into wardrobes)
Window to rear, built-in wardrobes, radiator

Dining Room

11' 7" max x 9' 11" max (3.53m max x 3.02m max)
Window to side, radiator

Bedroom 4

11' 10" max x 11' 7" max (3.61m max x 3.53m max)
Window to rear, radiator

Utility Room

12' 4" max x 9' 11" max (3.76m max x 3.02m max)
Window to rear, range of base units, washing machine/dryer, sink, access door to rear garden

Bedroom 5

11' 2" x 8' 5" (3.40m x 2.57m)
Window to rear, radiator

Downstairs Wc

Window to side, low level WC, wash hand basin, heated towel rail

Bathroom

Window to side, low level WC, wash hand basin, heated towel rail, bath, shower cubicle, extractor fan

Landing

Window to front, large and spacious gallery landing, stylish wraparound banister, storage cupboards

Wrap-Around Garden

Generously sized laid to lawn area, feature patio area, enclosed by timber fence, access to detached double garage.





Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online mannersandharrison.co.uk/Property/STO114989



welcome to

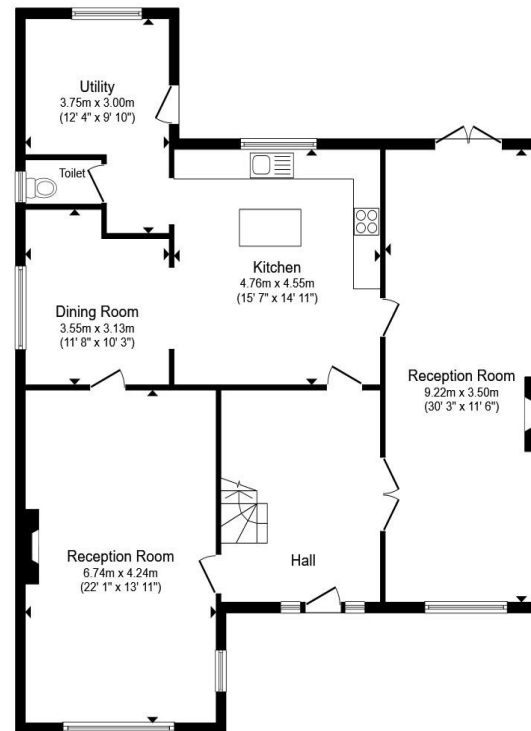
Grosvenor Court, Ingleby Barwick Stockton-On-Tees

- NO ONWARD CHAIN
- EXCLUSIVE GATED DEVELOPMENT
- ELEGANT GRAND STAIRCASE
- IMPRESSIVE GALLERY LANDING
- FIVE SPACIOUS BEDROOMS WITH TWO EN SUITES

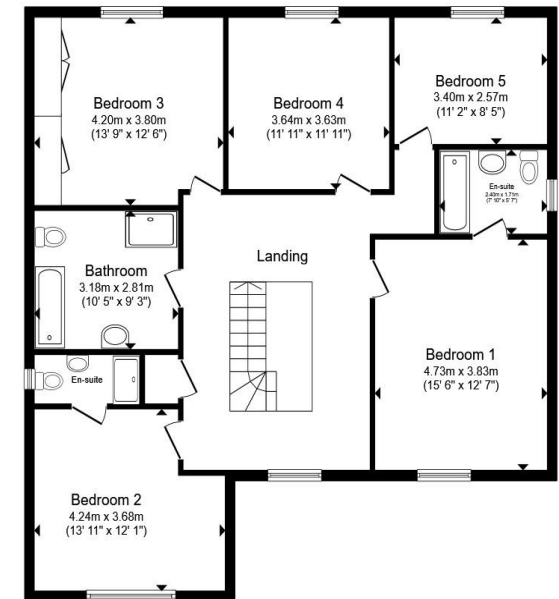
Tenure: Freehold EPC Rating: C

Council Tax Band: G

£675,000



Ground Floor



First Floor

Total floor area 237.4 m² (2,556 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**manners
& harrison**

view this property online mannersandharrison.co.uk/Property/STO114989



Property Ref:
STO114989 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk