



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

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.





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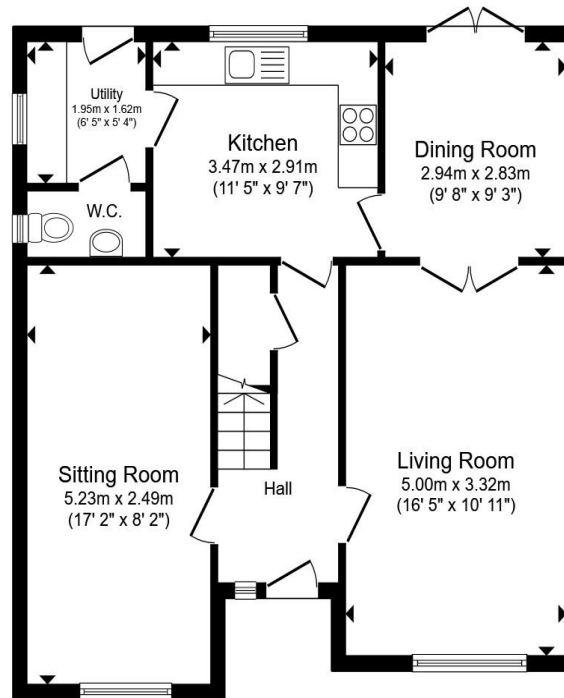
Goodrich Way, Ingleby Barwick Stockton-On-Tees

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

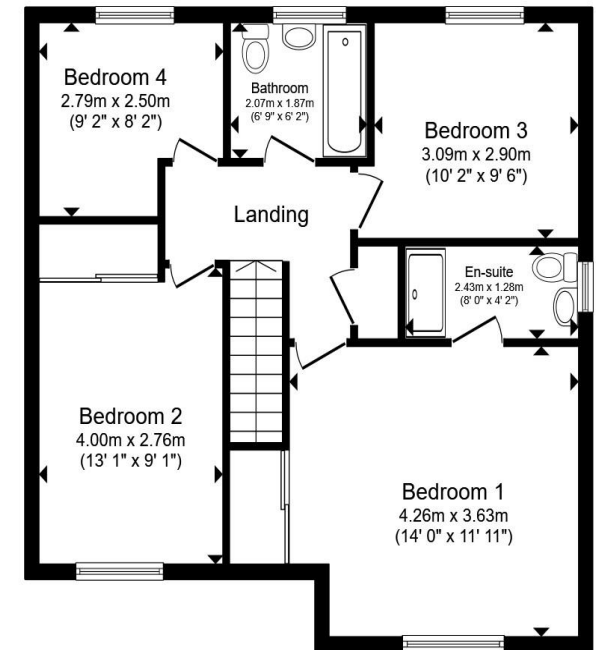
Tenure: Freehold EPC Rating: C

Council Tax Band: E

£270,000



Ground Floor



First Floor

Total floor area 132.3 m² (1,424 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

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Property Ref:
STO116124 - 0011

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