



Bancroft Drive, Ingleby Barwick Stockton-On-Tees TS17 5NP

welcome to

Bancroft Drive, Ingleby Barwick Stockton-On-Tees

A fabulously spacious three-storey townhouse located within the highly popular Ingleby Barwick estate. Offering versatile accommodation including three bedrooms, en-suite to master, modern kitchen, enclosed rear garden, garage and off-street parking. Ideally suited to families, first-time buyers.

Entrance Porch

Radiator, door to lounge

Lounge

14' 8" x 11' 9" (4.47m x 3.58m)

Window to front, gas fireplace, cupboard under stairs

Downstairs Wc

Low level WC, wash hand basin

Kitchen/Diner

11' 9" x 11' (3.58m x 3.35m)

Gas oven with electric hob, sink with drainer, window to front, recess for fridge freezer, radiator, recess for table

Bedroom 1

16' 5" max x 8' 6" (5.00m max x 2.59m)

Loft access

En Suite

Shower, low level WC, wash hand basin

Bedroom 2

11' 10" max x 8' 9" max (3.61m max x 2.67m max)

Window to rear, radiator

Bedroom 3

11' 10" max x 10' 5" max (3.61m max x 3.17m max)

Window to front, radiator

Bathroom

Low level WC, wash hand basin, radiator, bath, window to side

Front Garden

Laid to lawn

Rear Garden

Decking area, enclosed by timber fence, astroturf

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/STO116024



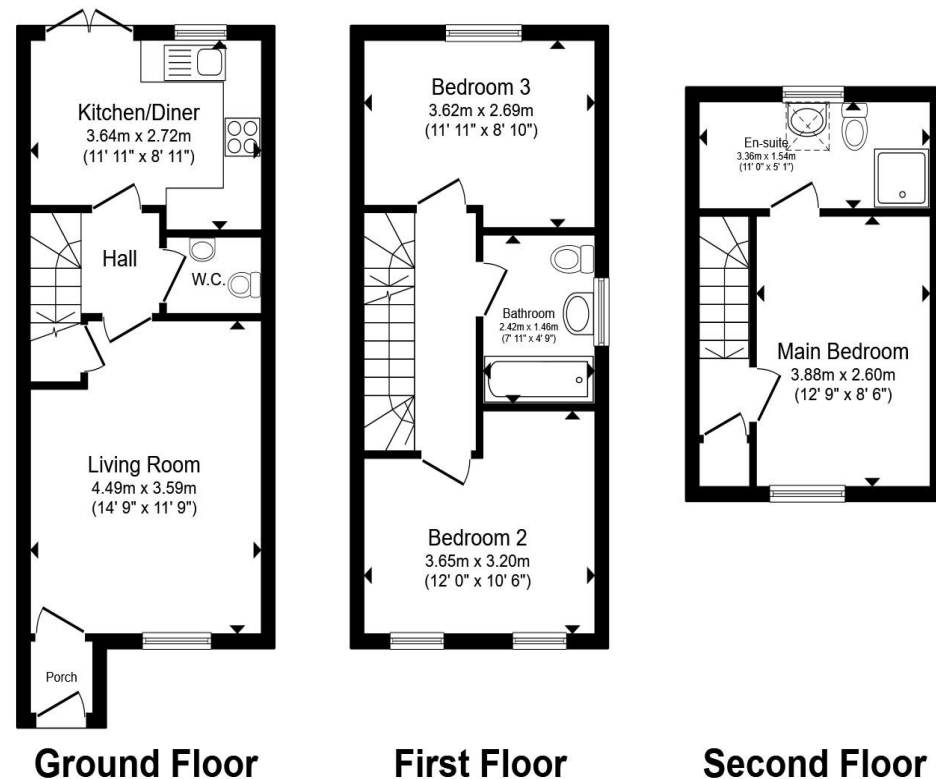
welcome to

Bancroft Drive, Ingleby Barwick Stockton-On-Tees

- TOWNHOUSE
- MASTER BEDROOM WITH EN SUITE
- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- DOWNSTAIRS W/C

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£175,000



Total floor area 83.2 m² (895 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/STO116024



Property Ref:
STO116024 - 0009

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