



## 26 Castlemartin

Ingleby Barwick, Stockton-On-Tees, TS17 5BA

**Offers in excess of £270,000**



A Immaculate Family Home Situated In A Cul-De-Sac Location With The Benefit Of An Integral Garage. Accommodation Comprises: Four Bedrooms & Family Bathroom With An En-Suite Shower Room To The Master Bedroom, Spacious Hallway & Ground Floor Cloakroom W.C, Delightful Open Plan Kitchen/Diner With Doors Leading Through To A Westerly Facing Rear Garden.

The Gas Combi Boiler Is Serviced Yearly. Windows Are uPVC Double Glazed. The Driveway Provides Off-Road Parking For Several Cars.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



## Location

In Sober Hall, The Property Can Be Accessed Via Sober Hall Avenue & Blair Avenue

Ingleby Mill Primary School - 23 Minute Walk, 3 Minute Drive  
St Francis of Assisi C Of E Primary School - 5 Minute Drive  
Barley Fields Primary School - 18 Minute Walk, 3 Minute Drive  
Ingleby Manor Free School & Sixth Form - 28 Minute Walk, 4 Minute Drive  
Fox Covert Inn, Low Ln - 19 Minute Walk, 3 Minute Drive

Distance Times Estimated Using Google Maps.

## Accommodation Comprises:

### Entrance Hallway

Composite Entrance Door, Doors Leading To The Lounge, Kitchen & Ground Floor W/C, Staircase To The First Floor, Radiator.

### Lounge

(17'7" x 12'0") (5.38m x 3.68m)  
uPVC Double Glazed Bay Window, Feature Fireplace, Radiator, Opening Through To The Dining Room.

### Dining Room

8'11" x 12'0" (2.74m x 3.68m)  
Space For Dining Table & Chairs, Radiator, Doors Leading To The Kitchen & Conservatory.

### Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surface Incorporating A Sink Unit & Mixer Tap, Built-In Double Oven & Hob With Overhead Extractor Fan, Integrated Fridge & Dishwasher, uPVC Double Glazed Windows x2, Radiator, Opening To The Dining/Breakfast Area, Door Leading To The Utility Room . 14'7" (4.45m) x 13'2" (4.01m) reducing to 8'1" (2.46m).

### Utility Room

7'8" x 6'11" (2.34m x 2.13m)  
Fitted With Base & Wall Units, Space For A Fridge Freezer, Washing Machine & Dryer, Doors Leading To The Garage & Garden Side Aspect.

### Conservatory

12'7" x 10'2" (3.86m x 3.1m)  
uPVC Double Glazed Windows, Radiator, French Doors To The Rear.

### Ground Floor W.C.

Fitted With A Hand Wash Basin & W.C, Radiator.

### Integral Garage

Up & Over Door, Power, Door Leading Into The Utility Room.

### First Floor Landing

Access To Bedrooms & Family Bathroom, Storage Cupboard.

### Master Bedroom

(12'9" x 10'11") (3.89m x 3.35m)  
uPVC Double Glazed Window, Fitted Wardrobes, Radiator, Door Leading To The En-Suite.

### En-Suite Shower Room

5'8" x 6'6" (1.75m x 2m)  
Fitted With A Shower Cubicle, W.C, Hand Wash Basin, uPVC Double Glazed Window, Radiator.

### Bedroom Two

10'11" x 8'0" (3.35m x 2.46m)  
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

### Bedroom Three

8'11" x 10'5" (2.72m x 3.18m)  
uPVC Double Glazed Window, Radiator.

### Bedroom Four

10'7" x 7'4" (3.25m x 2.24m)  
uPVC Double Glazed Window, Radiator.

### Family Bathroom

6'9" x 6'5" (2.08m x 1.98m)  
Fitted With A White Three Piece Suite Compromising; Hand Wash Basin, Bath With Overhead Shower, W.C, uPVC Double Glazed Window, Radiator.

### Energy Efficiency Rating: TBC

The Full Energy Efficiency Certificate Is Available On Request.

### Council Tax Band: D

Council Tax Estimate £2,138

### Disclaimer

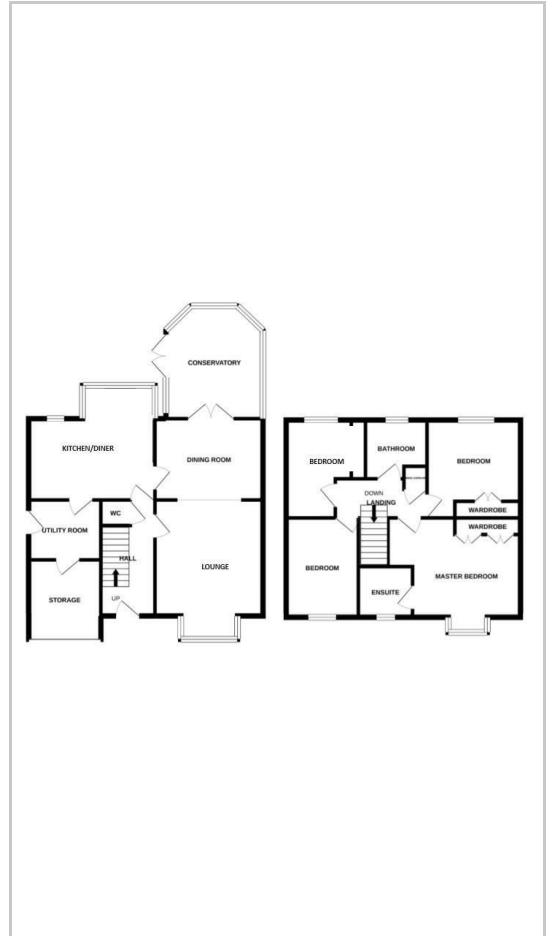
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

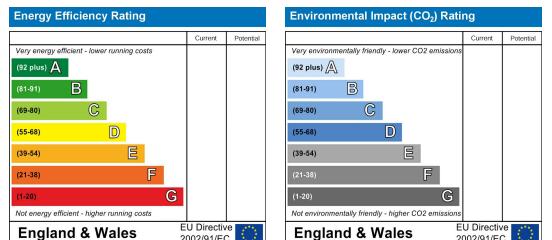
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.