



## 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

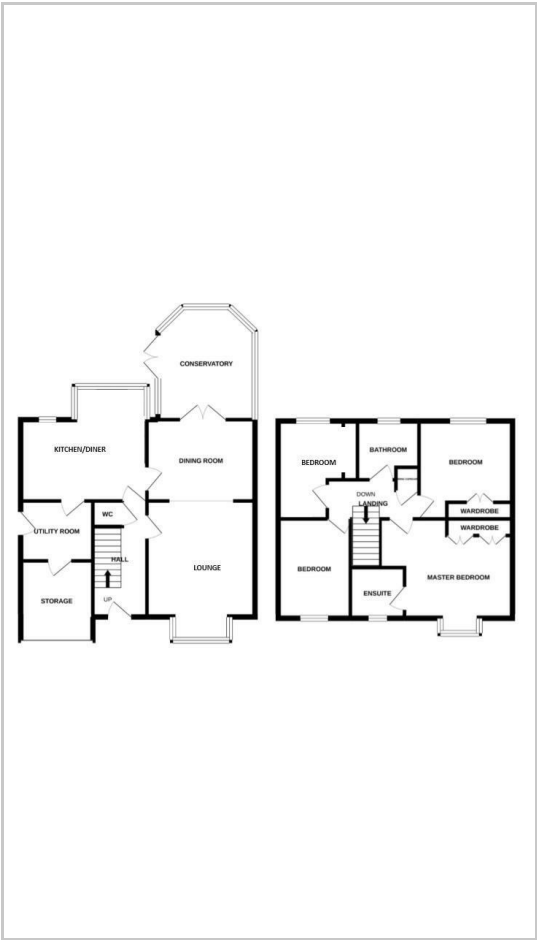
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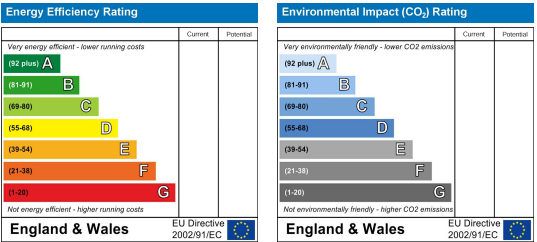
Area Map



Floor Plans



Energy Efficiency Graph



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