



Smith and Friends are pleased to offer for sale a superb six bedroom detached house in an attractive cul de sac location with no passing traffic and superb open outlook to the front towards Ingleby golf club. On a good sized plot with the benefit of a double width drive, double garage and well stocked front and rear gardens.

The property offers superb family sized accommodation over three floors in good decorative order throughout with the benefit of gas central heating and upvc double glazing. A particular feature of the property is the versatile living space, quality fitted kitchen and a fantastic master bedroom suite on the second floor.

Lullingstone Crescent is located in the popular Rings area of Ingleby Barwick within easy reach of local shops, excellent schools for all age groups, a public house, bars and restaurants, regular bus services and an excellent network of roads including the A66 and A19 providing easy access to the surrounding residential and commercial areas.

The accommodation briefly comprises. Ground floor: Entrance Hall with stairs to the first floor, Cloakroom/ wc, Study, Lounge with feature fireplace and french doors to the rear garden, Dining Room, large fitted Kitchen/ Breakfast Room with breakfast bar and Utility Room. First floor: Landing, four Bedrooms – one with fitted wardrobes and En Suite Shower Room/ wc and family Bathroom/ wc. Second floor: Landing, master Bedroom with En Suite Shower Room/ wc and Bedroom 6.

An internal inspection is highly recommended to appreciate the property fully.

Lullingstone Crescent, Stockton-On-Tees, TS17 5GJ

6 Bedroom - House - Detached

Asking Price £386,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: F



**SMITH &
FRIENDS**
ESTATE AGENTS

Lullingstone Crescent, Stockton-On-Tees, TS17 5GJ



GROUND FLOOR

Entrance Hall

Cloakroom/ wc

Lounge
15'6 x 14'3 (4.72m x 4.34m)

Dining Room
13'6 x 8'9 (4.11m x 2.67m)

Study
11'2 x 8'3 (3.40m x 2.51m)

Kitchen
16'6 x 11'8 (5.03m x 3.56m)

Utility Room

FIRST FLOOR

Landing

Bedroom 2
11'9 x 10'6 (3.58m x 3.20m)

En Suite Shower Room/ wc

Bedroom 3
12'0 x 9'1 (3.66m x 2.77m)

Bedroom 4
11'0 x 7'8 (3.35m x 2.34m)

Bedroom 5
10'6 x 7'6 (3.20m x 2.29m)

Family Bathroom/ wc

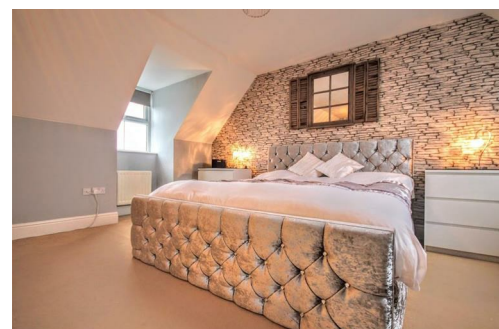
SECOND FLOOR

Landing

Master Bedroom 1
17'6 x 14'7 (5.33m x 4.45m)

En Suite Shower Room/ wc

Bedroom 6
17'5 x 8'7 (5.31m x 2.62m)

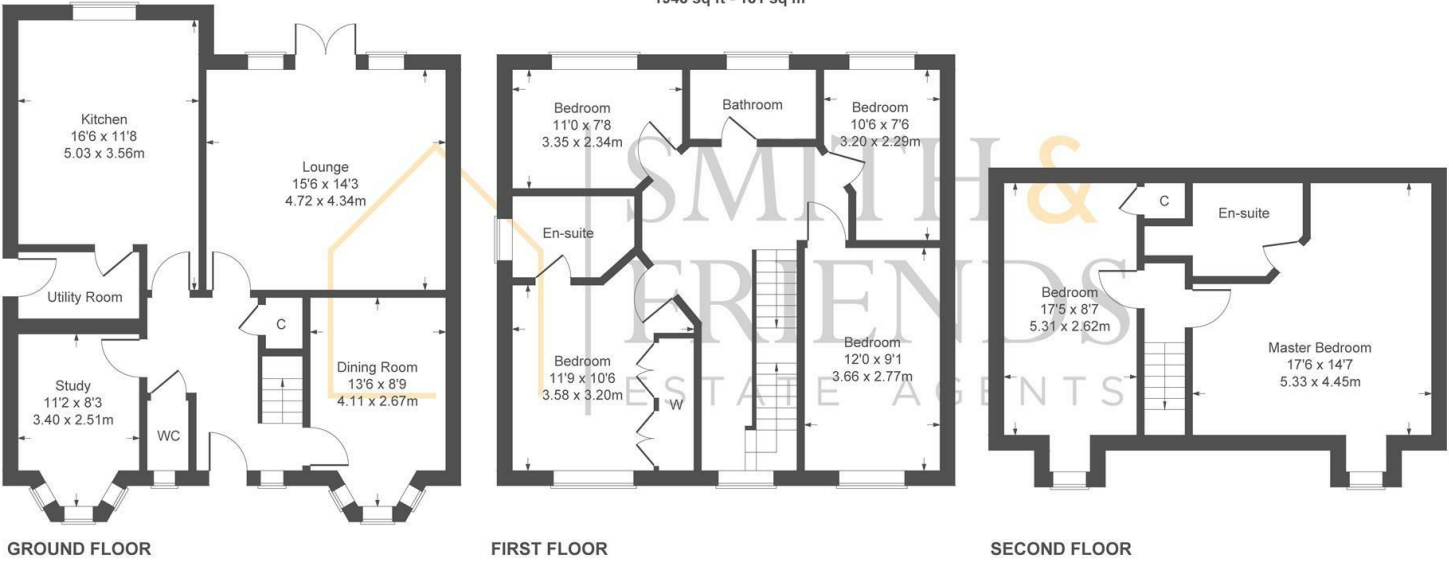


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Lullingstone Crescent
Approximate Gross Internal Area
1948 sq ft - 181 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	86
EU Directive 2002/91/EC		

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