

TALBENNY GROVE, INGLEBY BARWICK, STOCKTON-ON-TEES, TS17 5EB



- ▲ An Outstanding, Extended & Significantly Improved Four Bedroom Detached Family Home
- ▲ Offering Attractively Presented Accommodation Enhanced by High Quality Fittings
- ▲ Four Bedrooms with Two Having En-Suite Shower Rooms & Three Have Fitted Wardrobes
- ▲ Stunning Garden Room Extension with Double Glazed French Doors to The Rear Garden
- ▲ Full Width Restyled Kitchen/Diner with An Excellent Range of Fitted Units, Built-In Oven & Hob & Integrated Dishwasher
- ▲ Spacious Lounge with Front Bay Window
- ▲ Family Bathroom with White Suite & Ground Floor Cloakroom/WC
- ▲ Gas Central Heating System & Double Glazing
- ▲ Delightful Gardens to Front & Rear, Double Width Driveway & Single Garage

£300,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



An outstanding, extended and significantly improved four bedroom detached family home offering attractively presented accommodation enhanced by high quality fittings with delightful gardens to front and rear, double width driveway and single garage.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.14m x 1.12m (3'9" x 3'8")

LOUNGE - 4.94m x 3.54m (16'2" x 11'7")

KITCHEN/DINER - 8.07m (26'6") x 2.89m (9'6") reducing to 2.56m (8'5")

GARDEN ROOM - 4.22m x 3.02m (13'10" x 9'11")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.66m x 3.57m (12' x 11'9")
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.31m x 1.78m (7'7" x 5'10")

BEDROOM TWO - 4.14m (13'7") reducing to 3.27m (10'9") x 2.47m (8'1")
Fitted wardrobes.

EN-SUITE - 1.61m x 1.53m (5'3" x 5')

BEDROOM THREE - 3.27m x 2.59m (10'9" x 8'6")
Fitted wardrobes.

TO VIEW: Tel: 01642 763636
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

www.michaelpoole.co.uk



TALBENNY GROVE, TS17 5EB

BEDROOM FOUR - 2.48m x 2.43m (8'2" x 8')

BATHROOM - 2.25m x 2.10m (7'5" x 6'11")

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with a double width driveway leading to the single garage with up and over door, plumbing for automatic washing machine, wall mounted boiler, power points and lighting. The delightful rear garden is mainly laid to lawn with shrub borders, a paved patio and decked seating area.

AGENTS REF: - DC/LS/ING220370/24102023

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Ingleby Barwick office on
Tel: **01642 763636**

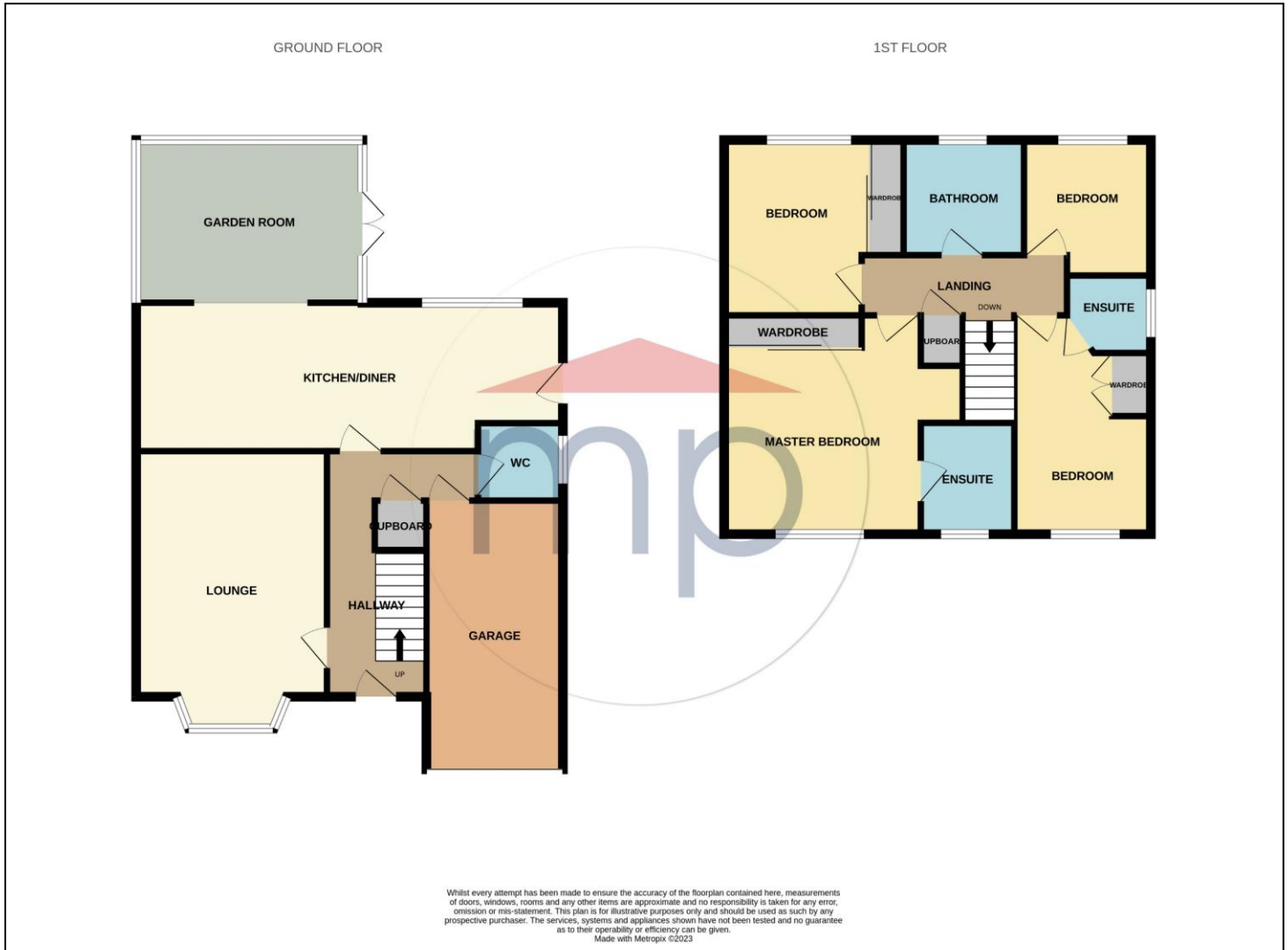


TALBENNY GROVE, TS17 5EB

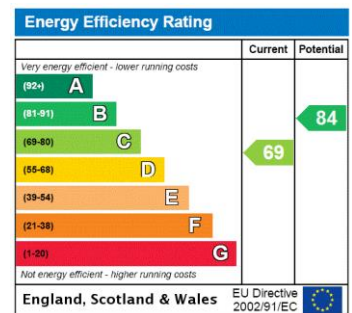


TALBENNY GROVE, TS17 5EB





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Ingleby Barwick Office on Tel: **01642 763636**
Myton Park, Myton Road, Ingleby Barwick, TS17 0WA

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions