

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



- ▲ A Very Impressive, Extended & Significantly Improved Four Bedroom Detached Family Home
- ▲ With A Particular Feature Being the Stunning Orangery Which Has Double Doors Opening to The Rear Garden
- ▲ Spacious Lounge with Feature Fireplace & Separate Dining Room with Front Bay Window
- ▲ Redesigned Breakfast Kitchen with High Gloss Units, Built-In Range Oven, Integrated Dishwasher, Fridge & Freezer
- ▲ Refitted Family Bathroom with White Three Piece Suite & Ground Floor Cloakroom/WC
- ▲ Four Bedrooms with Three Having Fitted Wardrobes & The Master Offers an En-Suite Shower Room
- ▲ Nicely Presented Lawned Gardens to Front & Rear, Double Width Driveway & Single Garage
- ▲ Gas Central Heating System & Double Glazing
- ▲ Nicely Located in The Popular Roundhill Area of Ingleby Barwick

£275,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Nicely located in the popular Roundhill area of Ingleby Barwick, a very impressive, extended and significantly improved four bedroom detached family home with a stunning orangery which has double doors opening to the rear garden.

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.55m x 0.77m (5'1" x 2'6")

LOUNGE - 4.48m x 3.79m (14'8" x 12'5")

ORANGERY - 3.43m x 3.19m (11'3" x 10'6")

DINING ROOM - 3.98m (13'1") x 2.68m (8'10") Measured into bay

BREAKFAST KITCHEN - 4.80m x 2.67m (15'9" x 8'9")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.96m (13') reducing to 3.58m (11'9") x 3.58m (11'9")
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.07m x 1.42m (6'9" x 4'8")

BEDROOM TWO - 3.06m x 2.63m (10' x 8'8")
Fitted wardrobes.

BEDROOM THREE - 3.06m x 2.25m (10' x 7'5")

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

www.michaelpoole.co.uk



TALBENNY GROVE, TS17 5EB

BEDROOM FOUR - 2.81m x 2.71.m ()

Fitted wardrobes.

BATHROOM - 2.08m x 2.08m (6'10" x 6'10")

EXTERNALLY

GARDENS & GARAGE

Lawned front garden with a double width driveway leading to the single garage with up and over door, power points and lighting. The pleasant enclosed rear garden is mainly laid to lawn with a paved patio area and shrub borders.

AGENTS REF: - DC/LS/ING230327/05012024

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

TO VIEW: Contact our Ingleby Barwick office on

Tel: **01642 763636**



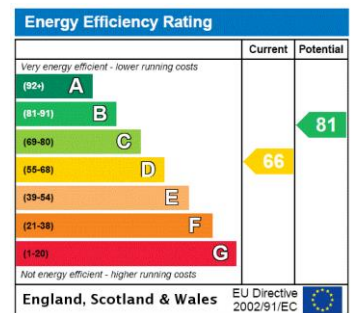
TALBENNY GROVE, TS17 5EB





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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