



25 Talbenny Grove, Ingleby Barwick

Offers Over £270,000





25 Talbenny Grove

Ingleby Barwick, Stockton-On-Tees

Stunning four-bedroom detached family home in popular Ingleby Barwick, beautifully renovated with modern kitchen/bathrooms, two receptions, driveway, garage and enclosed garden with summer house.

- Popular Ingleby Barwick location, close to well-regarded local schools.
- Impressive four-bedroom detached family home.
- Fantastic renovation creating a stylish, modern interior.
- Fabulous kitchen/breakfast with modern Shaker design units.
- Two generous reception rooms offering versatile living space.
- Four well-proportioned bedrooms, three with fitted wardrobes.
- Principal bedroom benefits from a modern en-suite shower room.
- Attractive, contemporary family bathroom and ground floor WC.
- Driveway, integral garage and lawned front garden.
- Enclosed rear garden with lawns, patios and powered timber summer house.

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Located within this popular location of Ingleby Barwick, enjoying a pleasant position, with driveway, integrated garage and enclosed rear garden, whilst being well placed for highly thought of local schooling.

This four-bedroom detached property has been through a fantastic renovation over the years to create a stunning family home with modern kitchen, bathrooms and two reception rooms.

Internally, the ground floor accommodation briefly comprises an entrance hall, cloakroom/WC, kitchen/breakfast room, spacious rear lounge and separate sitting room/dining room.

The first floor delivers four bedrooms, three with fitted wardrobes and bedroom one with modern en-suite and separate attractive family bathroom.

The front drive will accommodate several vehicles and approaches the integral garage, running alongside the lawned front garden. The rear garden is fully enclosed, with lawn, large patio, rear patio and timber summer house with power.

Other features include gas central heating. EV charging point and UPVC double glazing.

Council Tax band: D

Tenure: Freehold

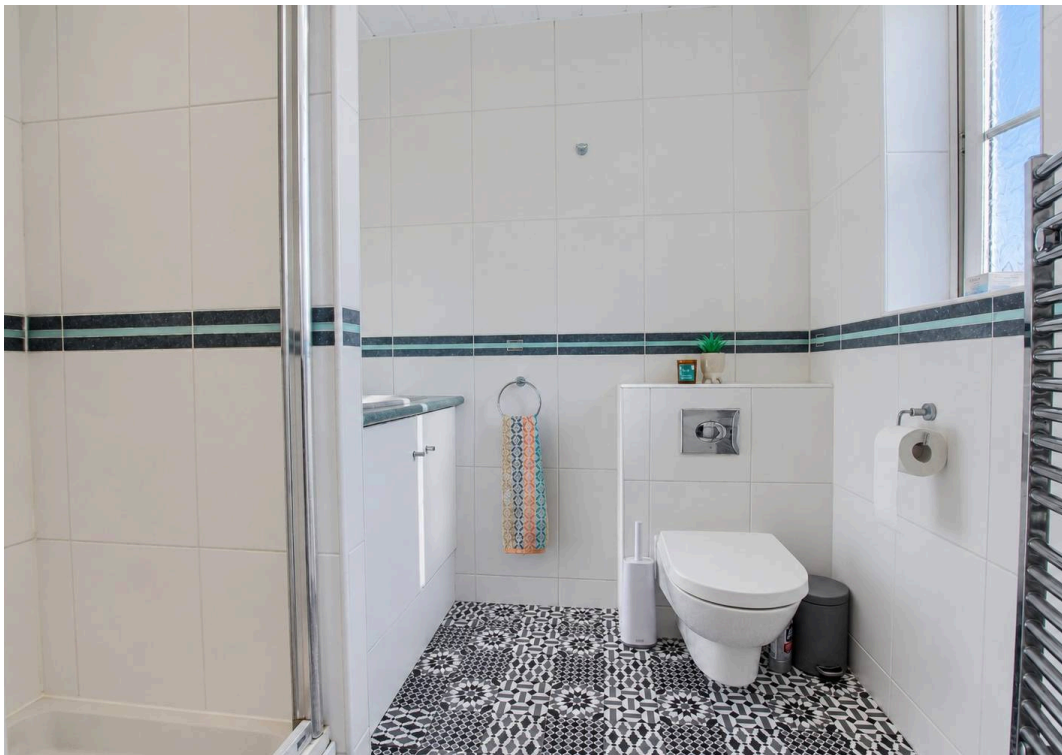
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:















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TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		

Michael Poole

Michael Poole Estate Agents, 36 Myton Road - TS17 0WG

01642763636

ingleby@michaelpoole.co.uk

michaelpoole.co.uk/