

# Talbenny Grove



Favoured area of Ingleby Barwick

Pleasant position with large drive, garage and attractive gardens

Modern kitchen, spacious lounge and separate sitting room

Four bedrooms, three with robes and 'Master' with ensuite

Available with vacant possession, viewing advised

**£245,000**



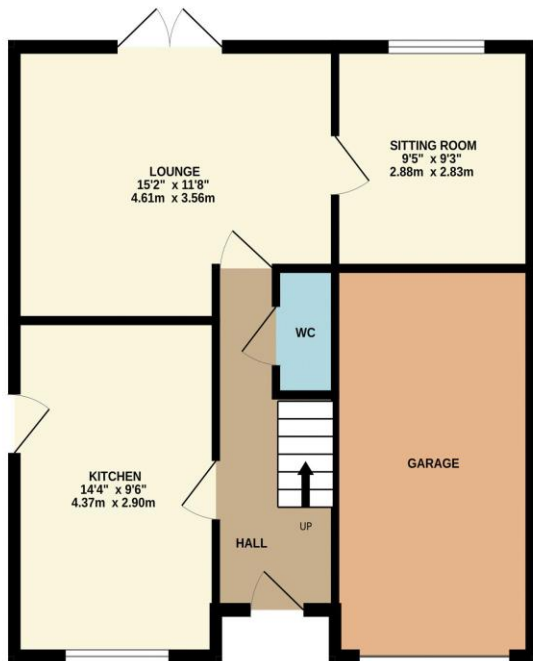
Multi-Award Wining



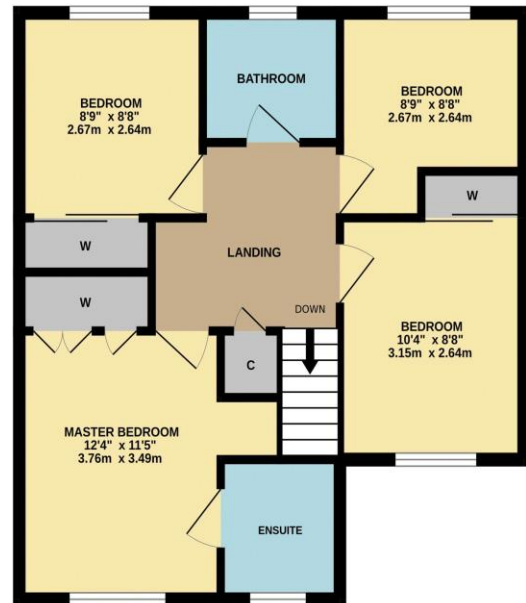
Located within this favoured area of Ingleby Barwick, enjoying a pleasant position, with large 'multi-car' drive, established front gardens, garage and enclosed rear garden, whilst being well placed for highly thought of local schooling. This four bedroom detached property is available with no forward chain, and accompanied viewings can be arranged via Ingleby Homes.

Internally, the ground floor accommodation briefly comprises an entrance hall, cloakroom/WC, fitted kitchen/breakfast room, spacious rear lounge and separate sitting room. The first floor delivers four bedrooms, three with fitted recessed robes and 'Master' with modern ensuite, separate, attractive family bathroom. The front drive will accommodate several vehicles and approaches the integral garage, running alongside the lawned front garden with slashed shrub and bush borders. The rear garden is fully enclosed, with lawn, large re-laid patio and timber summer house.

GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



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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# “The Ingleby Barwick Experts”





Tenure: Freehold

Council Tax Band: D

EPC Rating: D



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