



Avill Grove, Ingleby Barwick Stockton-On-Tees TS17 0FX

welcome to

Avill Grove, Ingleby Barwick Stockton-On-Tees

Modern four-bedroom detached home in sought-after Ingleby Barwick. Close to amenities, transport and great schools. Spacious living areas, two en-suites, driveway, garage and private rear garden. Early viewing advised.

Entrance Hall

Stairs to first floor, radiator

Downstairs Wc

Low level WC, wash hand basin

Lounge

11' 6" x 16' 2" into bay window (3.51m x 4.93m into bay window)
Bay window to front, gas fire, two radiators, door to dining room

Dining Room

10' 11" x 7' 10" (3.33m x 2.39m)
Double doors to conservatory

Kitchen

12' 5" x 12' 3" (3.78m x 3.73m)
Radiator, tiled flooring, breakfast bar, double oven, range of wall and base units

Utility Room

8' 10" x 6' (2.69m x 1.83m)
UPVC door to rear, sink, washing machine, door to garage

Conservatory

19' 7" x 10' 7" (5.97m x 3.23m)
Sky light, radiator, dimmer lights

Landing

Window to front

Bedroom 1

12' 8" x 11' 5" (3.86m x 3.48m)
Fitted wardrobes, window to front, window to side

En Suite

Low level WC, shower, towel rail, extractor fan

Bedroom 2

13' 10" x 8' 7" (4.22m x 2.62m)
Window to rear, built-in wardrobes

En Suite

Low level WC, shower, towel rail, extractor fan

Bedroom 3

11' 10" x 8' 10" (3.61m x 2.69m)
Window to rear, radiator, storage cupboard

Bedroom 4

8' 2" x 6' 9" (2.49m x 2.06m)
Window to rear, radiator, hard flooring

Bathroom

L-Shape bath with shower unit, window to rear, wash hand basin with vanity unit, low level WC

Loft Space

Partially boarded

Front Garden

Laid to lawn, driveway leading to garage

Garage

Electric door, window to side

Rear Garden

Laid to lawn





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welcome to

Avill Grove, Ingleby Barwick Stockton-On-Tees

- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- GARAGE
- CONSERVATORY
- FOUR BEDROOMS WITH TWO EN SUITES

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£330,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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