



Available to let, this lovely three-bedroom detached family home is situated within a quiet cul-de-sac in the highly sought after Roundhill area of Ingleby Barwick, offering generous living accommodation and excellent access to local amenities and transport links.

The property welcomes you with a spacious entrance hallway, providing internal access to the integral garage and leading into the main living accommodation. The ground floor offers a convenient WC, a well appointed fitted kitchen and a generous living/dining room. French doors open onto the rear garden, creating an ideal setting for relaxed family living and entertaining.

To the first floor are three well proportioned bedrooms. The master bedroom benefits from built-in wardrobes and an ensuite shower room, while the additional bedrooms provide comfortable accommodation for family members, guests or home working. Completing the first floor is a spacious family bathroom.

Externally, the property benefits from a tarmac driveway and lawned front garden, providing off road parking and access to the single integral garage. To the rear is a well maintained enclosed garden, featuring a lawn and patio area.

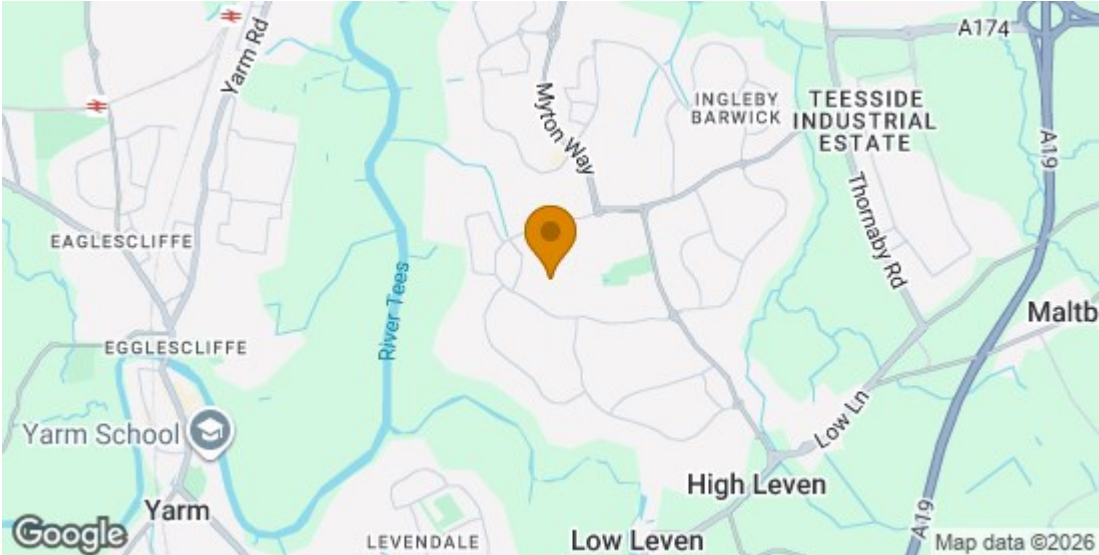
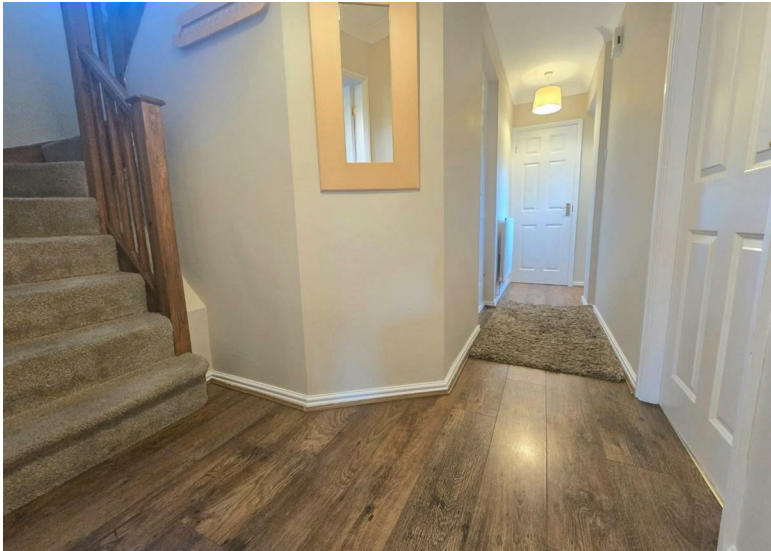
Early viewing is highly recommended to appreciate the size, location and accommodation on offer.

UNFURNISHED
 REQUIRED EARNINGS: Tenants £31,500pa; Guarantor, if required £37,800pa
 RENT £1,050
 BOND £1,211

Talybont Grove, Ingleby Barwick, TS17 5EH
3 Bedroom - House - Detached
£1,050 Per Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND: D



Talybont Grove, Ingleby Barwick, TS17 5EH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	77
EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral

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