



**Glevum Avenue, Ingleby Barwick, Stockton-On-
Tees, TS17 5JB**
3 Bed - House - Detached
Offers Over £250,000

Council Tax Band: D
EPC Rating: C
Tenure: Freehold



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Located within the highly sought-after Rings area of Ingleby Barwick, Glevum Avenue occupies a prime position in one of the town's most established and family-friendly residential neighbourhoods. The property has been thoughtfully reconfigured to create a stylish open-plan ground floor designed to suit modern family living.

The impressive space includes a refitted kitchen with sleek high-gloss grey units, a full range of integrated appliances and durable quartz work surfaces. A peninsular breakfast bar with a striking waterfall quartz edge provides an ideal space for casual dining, entertaining and everyday family use.

The former garage has been converted into a cosy additional lounge with a built-in media wall, flowing seamlessly into the original lounge to form a large, versatile open-plan living and dining area. An inner hallway and ground-floor WC complete the ground floor.

Upstairs are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a contemporary family bathroom serves the remaining two bedrooms.

Externally, the property offers a block-paved double driveway to the front and a private, enclosed, low-maintenance garden to the rear, ideal for children, pets and outdoor entertaining.

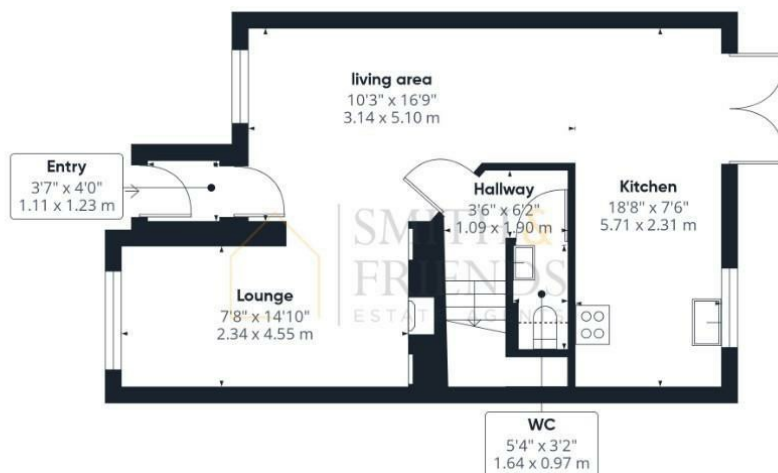
The area is highly regarded for its excellent primary and secondary schools, along with a wide range of nearby shops, supermarkets, cafés and leisure facilities. Ingleby Barwick's wider amenities are easily accessible, and strong transport links connect to Yarm, Stockton, Middlesbrough and the wider Teesside region, with rail services from Yarm and Eaglescliffe providing regional and national connections.

Overall, this is a superbly presented, upgraded family home in one of Ingleby Barwick's most desirable locations.









Ground Floor



Floor 1



Approximate total area^m

930 ft²
86.4 m²

Reduced headroom

4 ft²
0.3 m²

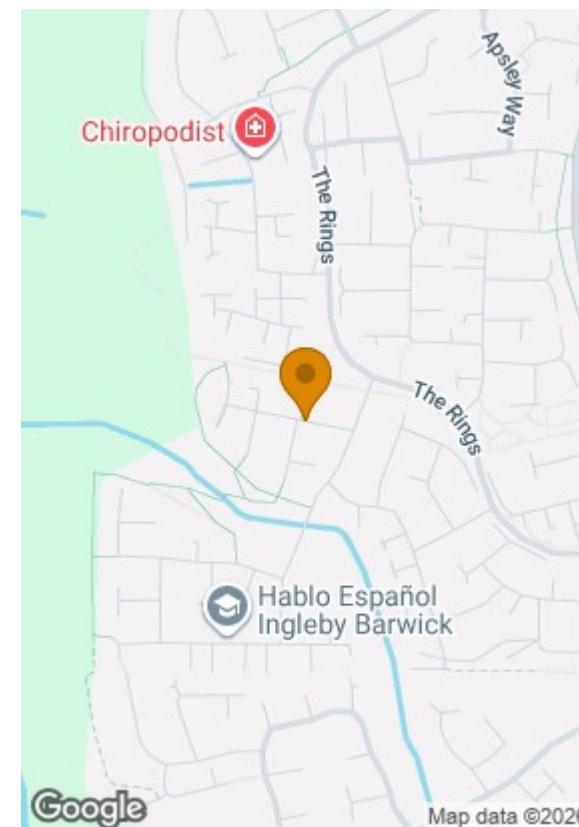
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 incentives relating to these services.

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