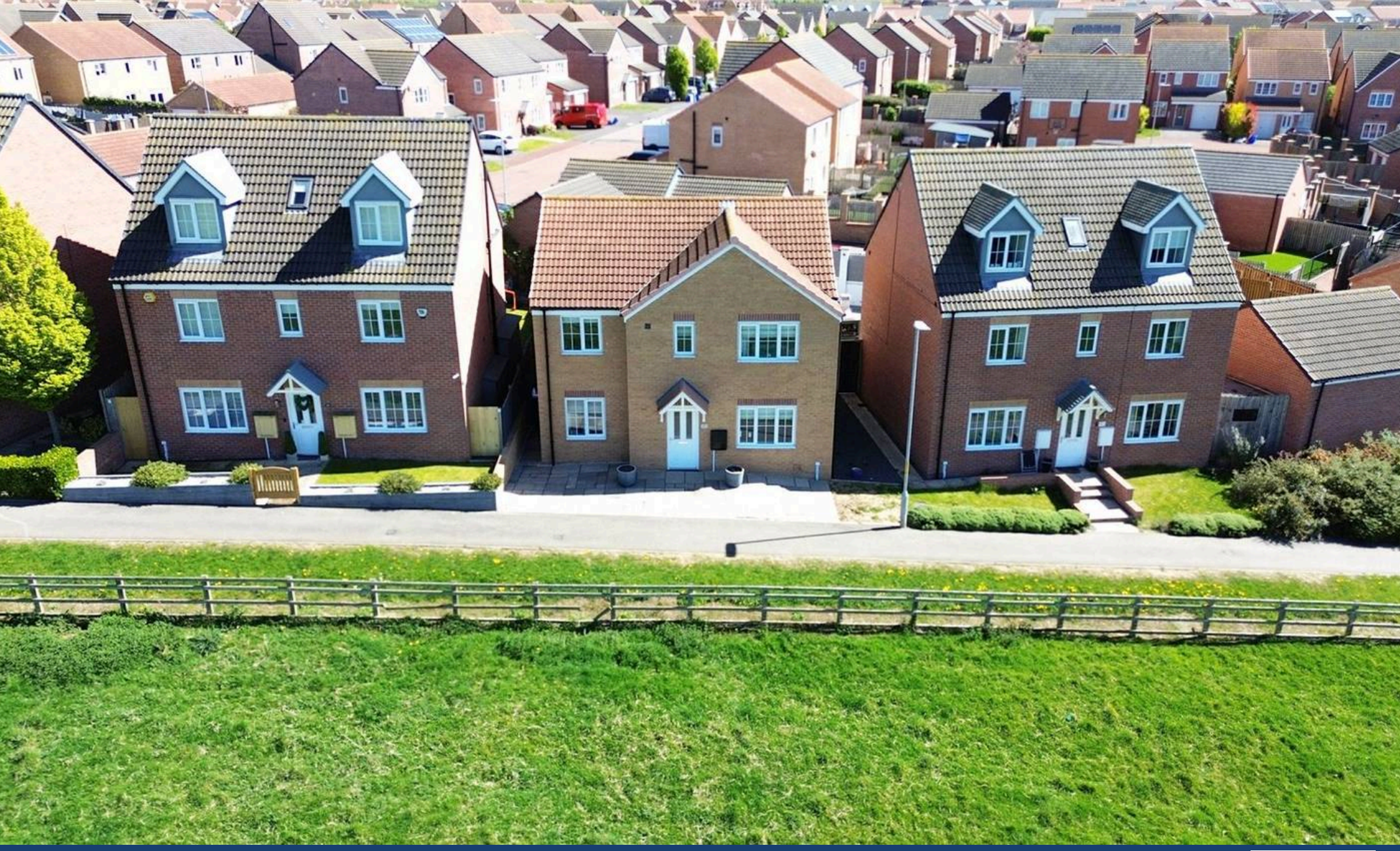


20 Galava Walk, Ingleby Barwick

Offers Over **£315,000**

Michael Poole
SALES · LETTINGS · AUCTIONS



20 Galava Walk

Ingleby Barwick, Stockton-On-Tees

- A substantial four bedroom detached family home remodelled from the original five bedroom design by the present owners
- Enjoying an enviable plot, with a delightful open aspect overlooking farmland, towards ‘The Dene’
- Low maintenance landscaped gardens, double garage converted to a gym/games room and generous off street parking
- Spacious lounge with stylish media wall including a contemporary electric fire and decorative ceiling with feature lighting
- Open plan full width kitchen/diner with built in oven and hob, integrated fridge/freezer and dishwasher
- Versatile study/playroom, utility room and ground floor cloakroom/WC
- Four bedrooms, with two of the original five bedrooms combined to create a larger double bedroom
- En-suite shower room to the master bedroom and family bathroom with white three piece suite
- Stylish decor and interior fittings, gas central heating system and double glazing

20 Galava Walk

Ingleby Barwick, Stockton-On-Tees

A substantial four bedroom detached family home remodelled from the original five bedroom design by the present owners and enjoying an enviable plot, with a delightful open aspect overlooking farmland, towards 'The Dene', low maintenance landscaped gardens, double garage converted to a gym/games room and generous off street parking.

Council Tax band: E

Tenure: Freehold

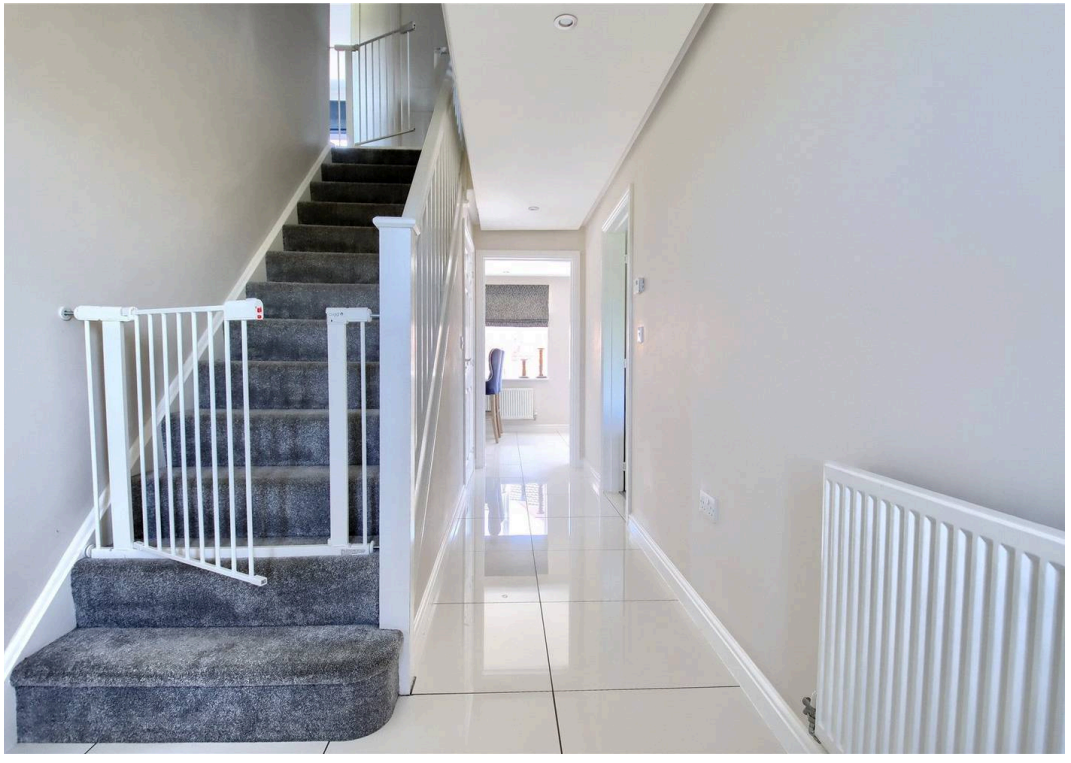
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B











GROUND FLOOR

Entrance Hallway

Cloakroom/WC

Study
10' 0" x 8' 4" (3.05m x 2.55m)

Lounge
16' 2" x 10' 6" (4.93m x 3.20m)

Kitchen/Diner
26' 7" x 10' 3" (8.11m x 3.13m reducing to 2.61m)

Utility Room
8' 4" x 5' 5" (2.55m x 1.65m)

FIRST FLOOR

Landing

Bedroom One
11' 0" x 9' 7" (3.35m x 2.93m)
Fitted wardrobes.

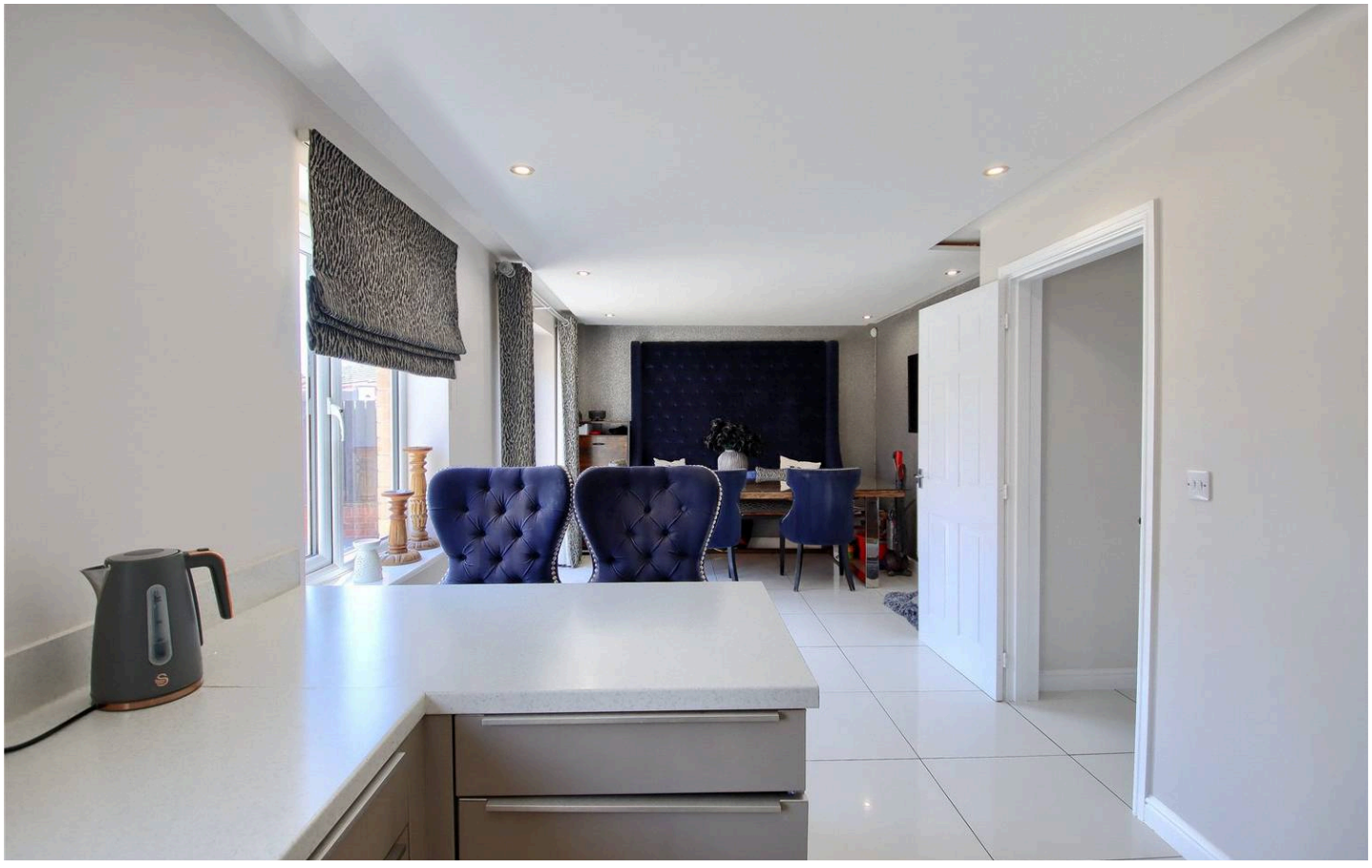
En-Suite Shower Room
6' 6" x 5' 10" (1.97m x 1.77m)

Bedroom Two
15' 8" x 8' 8" (4.77m to robes x 2.65m) Fitted wardrobes. Was originally two bedrooms and could be changed back.

Bedroom Three
12' 2" x 8' 8" (3.71m x 2.63m)
Fitted wardrobes.

Bedroom Four
8' 11" x 8' 9" (2.71m x 2.67m)

Bathroom
8' 1" x 5' 7" (2.47m x 1.69m)







EXTERNALLY

Gardens
Low maintenance front garden with paved finish, enjoying a pleasant open aspect to the front over farmland towards 'The Dene'. The rear garden has been professionally hard landscaped, being extensively paved with raised shrub beds. The double garage is accessed to the rear of the property. It is currently adapted to a gym room/games room with three sets of double glazed French doors and security shutters. In addition, there is a storage loft with ladder, power points and lighting. This space could revert back to the original useable garage by removing the front sets of doors and re-installing garage doors again. There is also parking space for a number of vehicles.

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

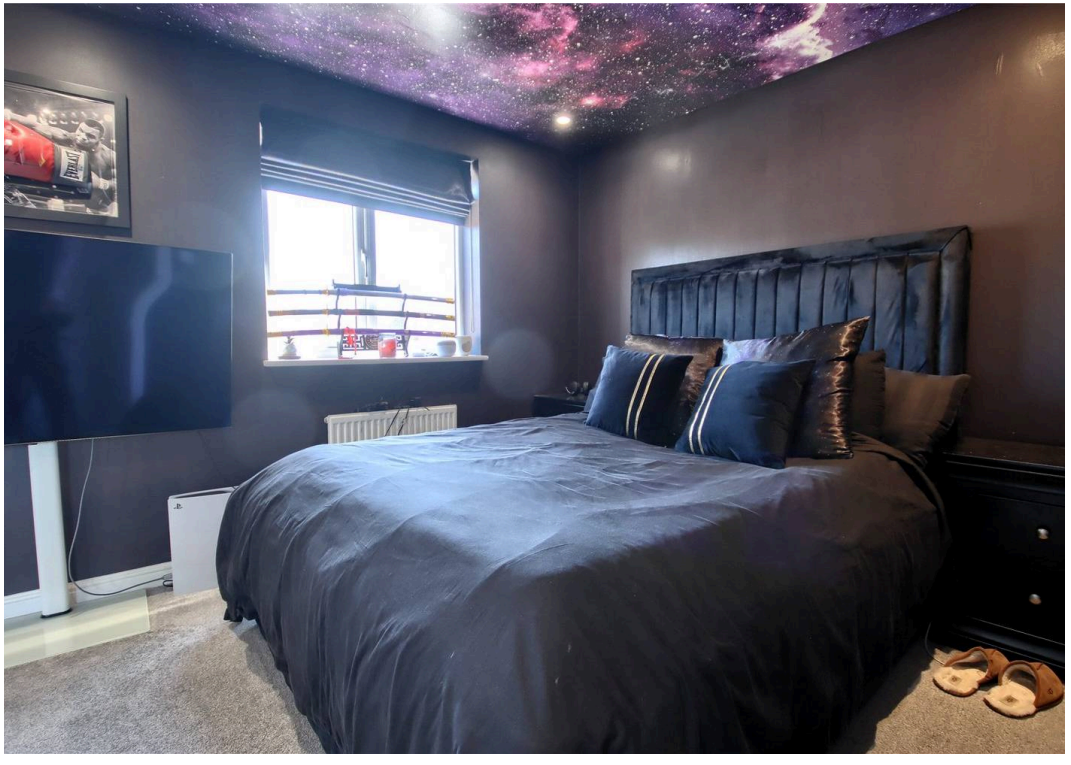




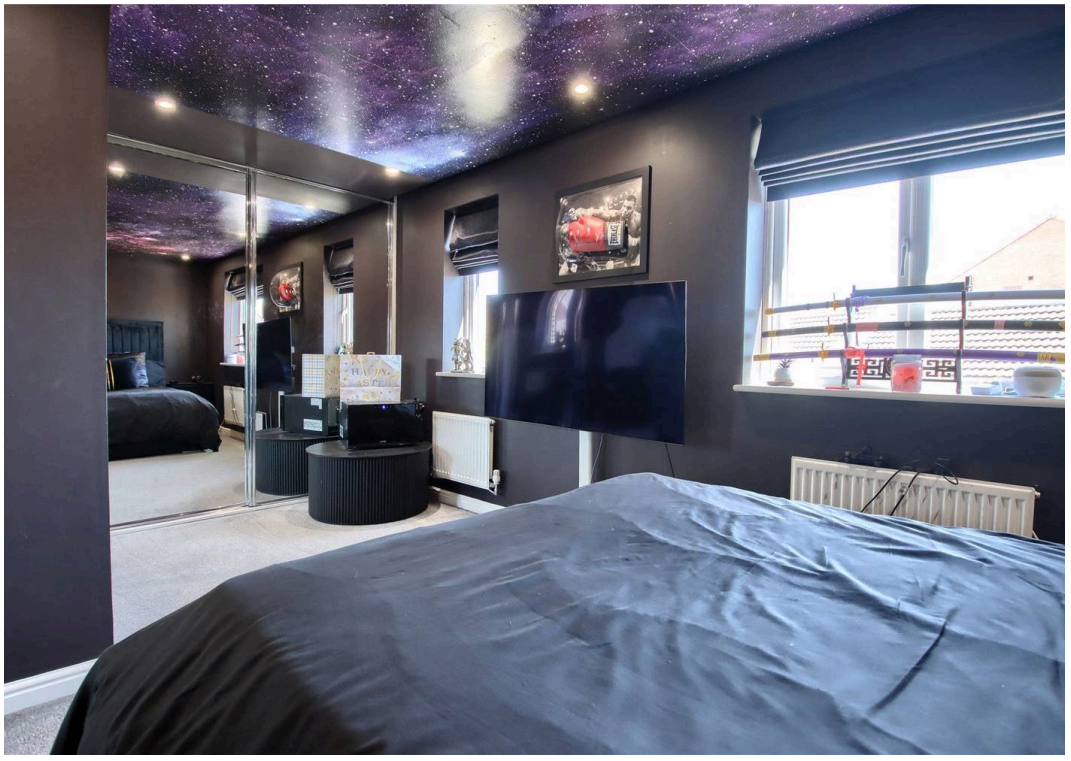



TYSON FURY









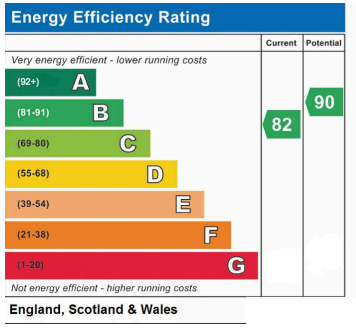


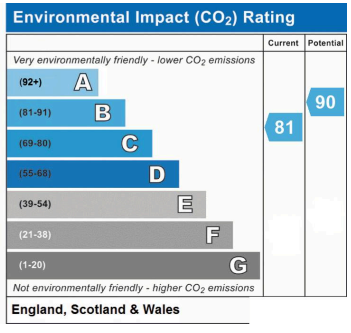









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
82
90
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
81
90
England, Scotland & Wales

GROUND FLOOR

1ST FLOOR



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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