



## 20 Galava Walk, Ingleby Barwick, TS17 5JD

Asking Price: £320,000 To be advised

4 Total Bedrooms | 2 Reception Rooms | 3  
Bathrooms



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Modern Detached House with 4 bedrooms was originally built as a 5 bed and can be easily converted back, located in a sought-after neighbourhood. This luxurious property offers a contemporary design and ample living space, ideal for a growing family. The spacious open-plan kitchen and dining area is perfect for entertaining guests, while the bright and airy living room provides a relaxing space to unwind. The property boasts a well-maintained garden, ideal for outdoor enjoyment, and a double



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 82 B    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.