

# Tarr Steps



Sought after 'Sober Hall'; location within Ingleby Barwick

Attractive plot with lovely gardens, generous drive, and garage

Available with 'No Forward Chain'

Lounge, dining room, kitchen and separate conservatory

Three bedrooms, 'Master' with ensuite

**£229,995**



Multi-Award Wining

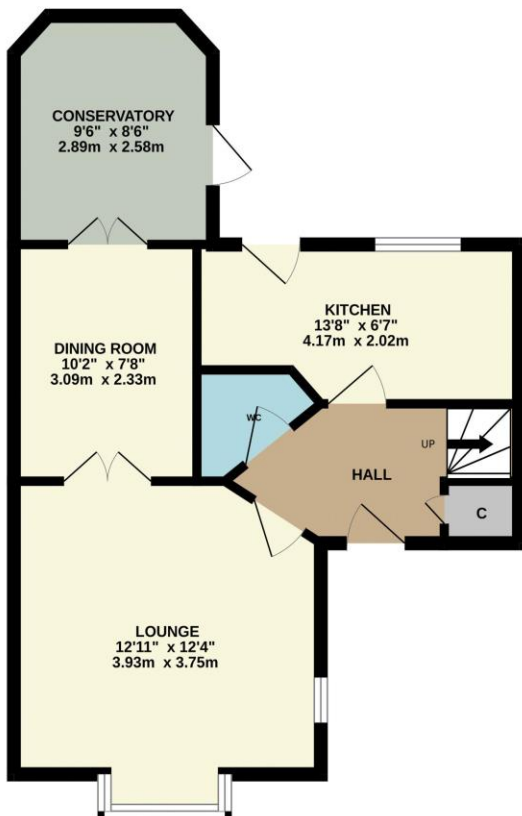




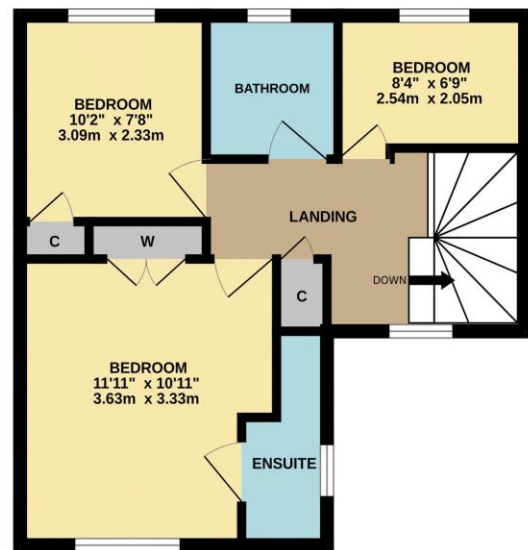
This especially attractive, three bedroom home is situated within one of the most desirable parts of Sober Hall, whilst enjoying a great plot, boasting a generous drive with 'turning point', garage, and lovely, established gardens.

Cared for, and well presented, the internal accommodation very briefly comprises an entrance hall, cloakroom/WC, lounge, dining room, kitchen and conservatory to the ground floor. The first floor brings three bedrooms, 'Master' with recessed robes and ensuite, separate family bathroom. Externally, the front gardens are well tended with lawn and shrubs, with a drive allowing off-road parking which offers a turning point and approaches the single garage. Complimented by the delightful rear garden, which is fully fence enclosed, with large near-end patio, and further patios on the raised section which is largely laid to gravel, broken up with established planting and shrubs. Early viewing is strongly suggested.

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

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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# “The Ingleby Barwick Experts”







Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC



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