

Port Way



£220,000

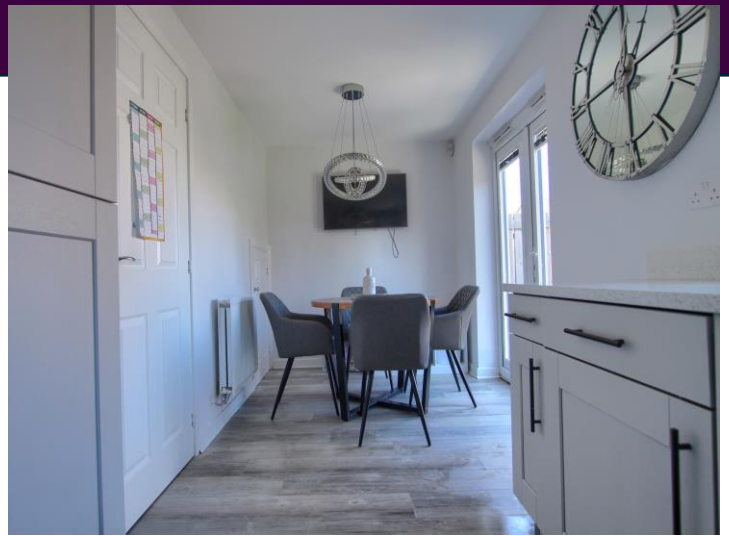
Modern, and deceptively spacious

Generous lounge and upgraded kitchen/diner

Large rear garden, with newly laid patios

Three double bedrooms, 'Master' with robes and ensuite

Favoured 'Rings' location within Ingleby Barwick

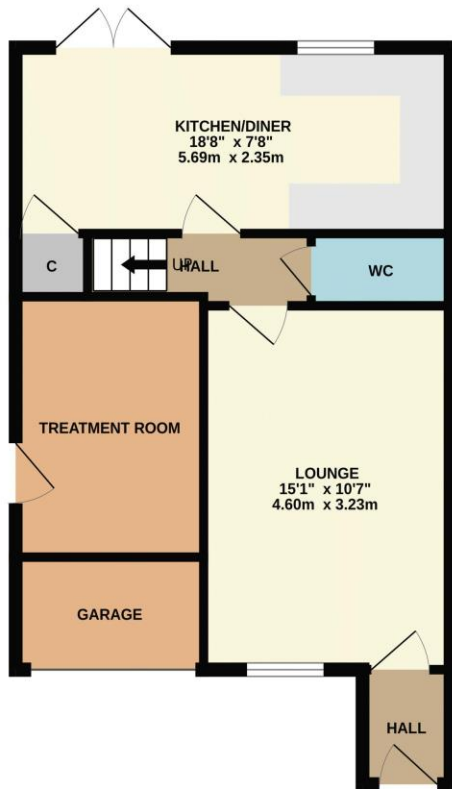


Stylish and spacious, this impressive three bedroom detached property deserved internal inspection to be fully appreciated. Situated within the popular, 'Rings' development of Ingleby Barwick larger than some other three bedroom designs, felt most in the more generous lounge, kitchen/diner, and three double bedrooms.

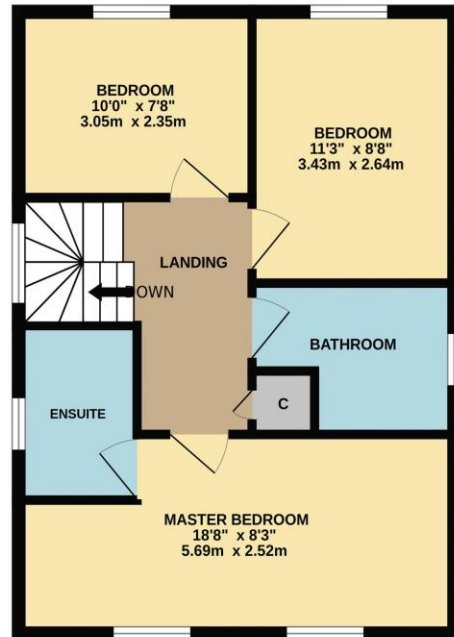
Enjoying a surprisingly large rear garden, fully enclosed and boasting newly laid patios to both the near, and far end, the rest laid to lawn. A double width drive to the front allows off-road parking, and approaches the integral garage - which is currently converted approx. 3/4 to a treatment room, but could easily be optimised differently, to suit a new owner. Internally, the ground floor accommodation briefly comprises an entrance porch, lounge, inner hall, cloakroom/WC, and open-plan kitchen/diner with upgraded 'Quartz' tops and 'French' doors to the garden. The first floor delivers three double bedrooms, 'Master' with modern fitted robes and impressive ensuite, separate, fully tiled family bathroom.

Home, changes everything

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.2 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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Tenure: Freehold

Council Tax Band: D

EPC Rating: C

