

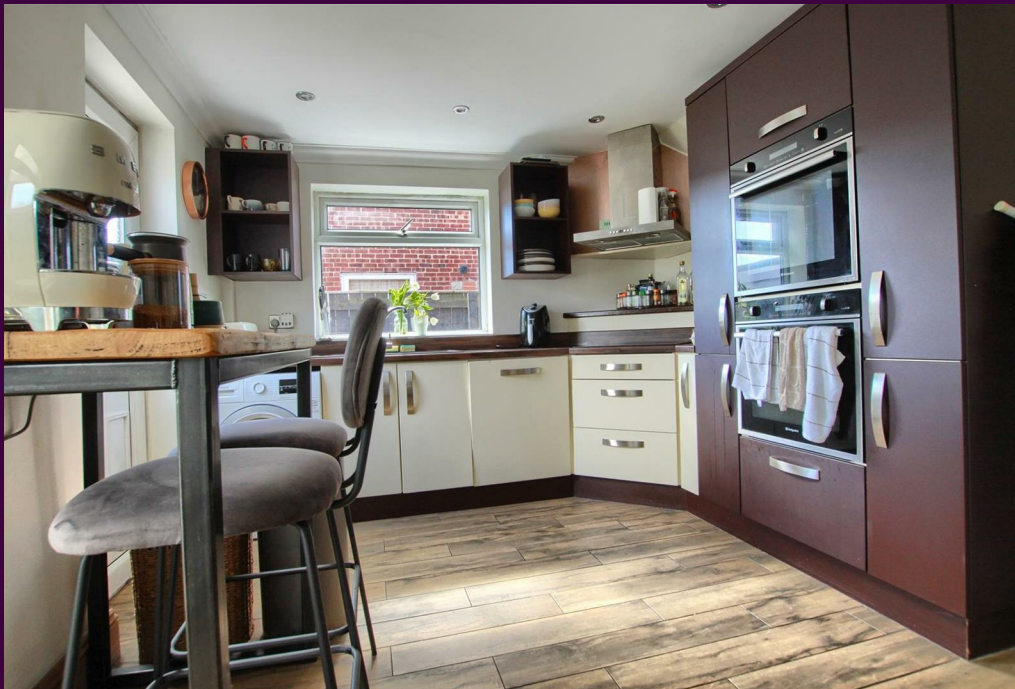
Auckland Way,



£165,000

**IH** INGLEBY HOMES









Located within the very much sought-after 'Hartburn' location, early viewing is strongly advise when it comes to this lovely, three bedroom semi-detached property.

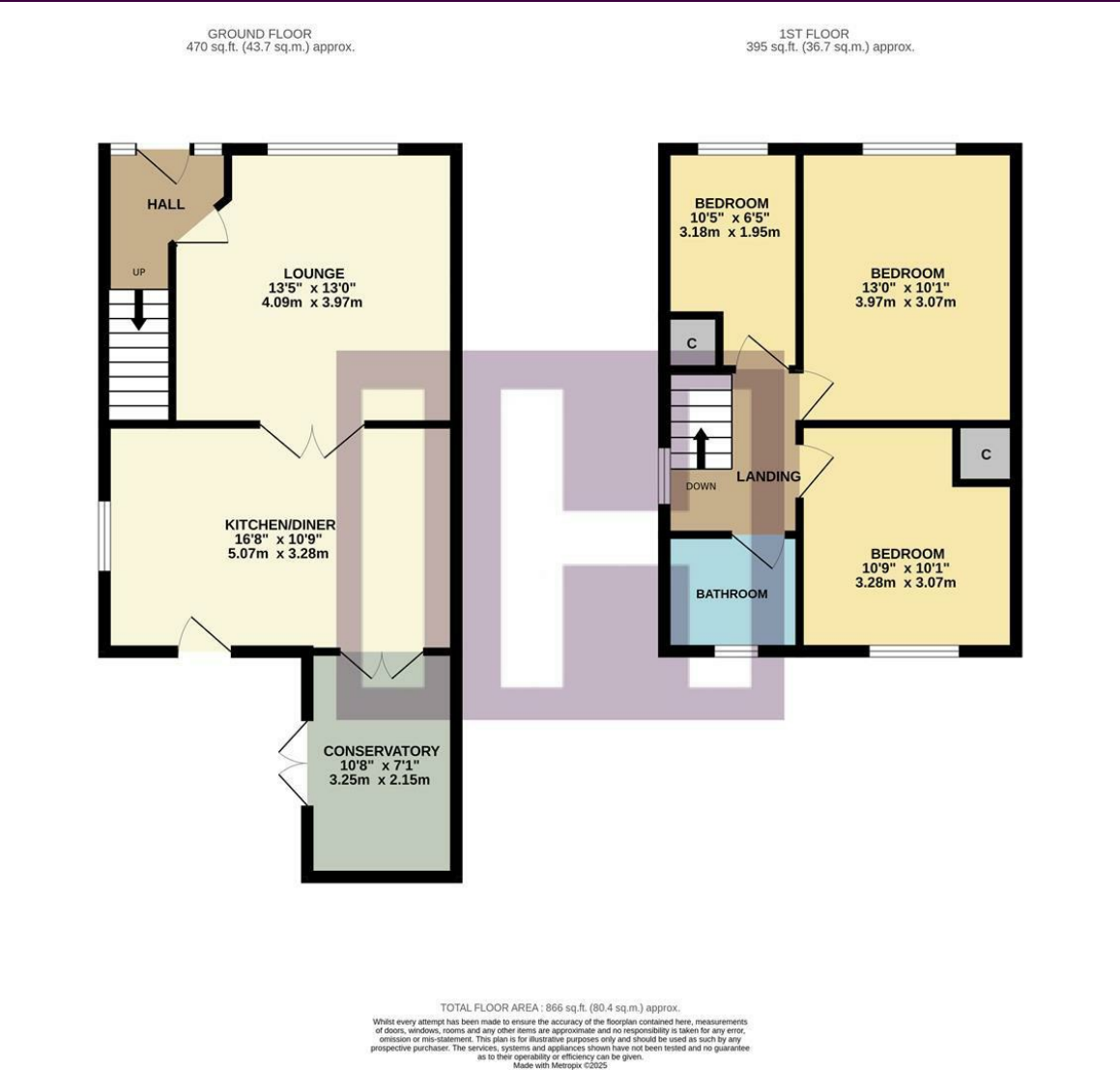
Modern attractive and very well presented with the impressive open-plan kitchen/diner space being a feature worthy of special mention.

Externally the side drive allows ample off-road parking, alongs0de the well-kept front garden which is laid mainly to lawn, whilst the complimentary rear garden enjoys a rear-end patio, large split-level deck and lawn, all fence enclosed.



Internally, a rear conservatory further enhances the living space on the ground floor, which also delivers an entrance hall, lounge, and spacious kitchen/diner. The first floor bringing three bedrooms, and modern family bathroom.

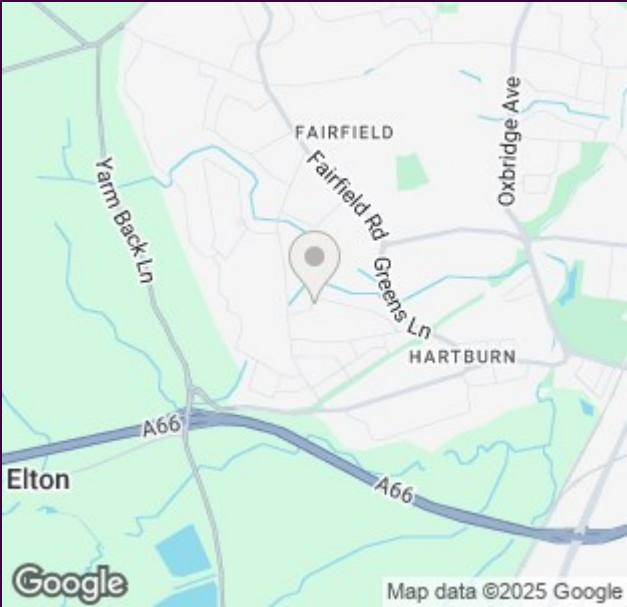
# The Layout



Council Tax Band: B  
Tenure: Freehold

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location







- Sought-after 'Hartburn' location, ideal for schooling
- Attractive front and rear garden, side drive
- Impressive open-plan kitchen/diner, rear conservatory
- Three first floor bedrooms
- Modern family bathroom
- Early viewing advised