

Hareshaw Close, Ingleby Barwick



Asking Price £245,000





Enjoying a lovely position, tucked back within this attractive private drive, in this very much favoured 'Sober Hall' area of Ingleby Barwick. This updated four bedroom family property certainly demands internal inspection to be fully appreciated.

The upgrades include a recently refitted modern kitchen with coordinated utility off, a smart refitted family shower-room, a recently replaced 'Combi' boiler and quality fitted robes to two of the bedrooms,

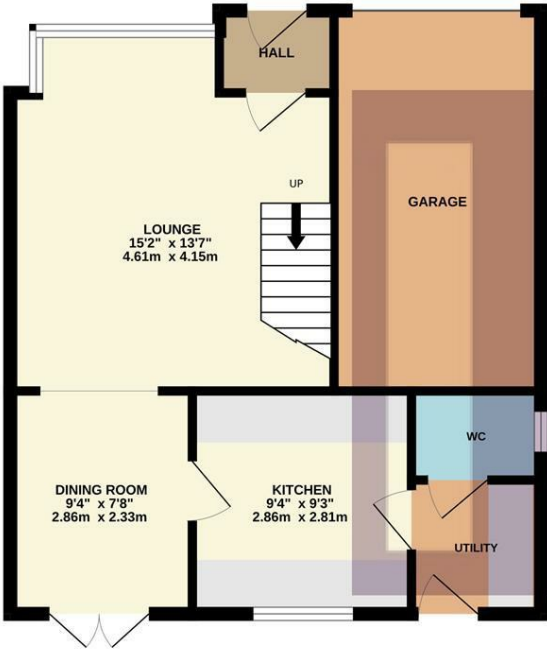
The well-presented accommodation briefly comprises an entrance hall, a spacious bay-fronted lounge, open-plan dining/sitting room with 'French' doors to the garden, the impressive refitted kitchen with appliances, utility and refitted cloakroom/WC to the ground floor. The first floor brings four bedrooms, the 'Master' with ensuite and quality fitted robes, a feature repeated in bedroom two, the separate family shower room and been refuted to a fantastic standard.

Externally, the private drive approaches the properties own drive, which allows off road parking and meets the single integral garage. The rear garden is fully fence enclosed, with near-end patio, well-tended lawn and a variety of established shrubs tress and greenery within the surrounding borders.

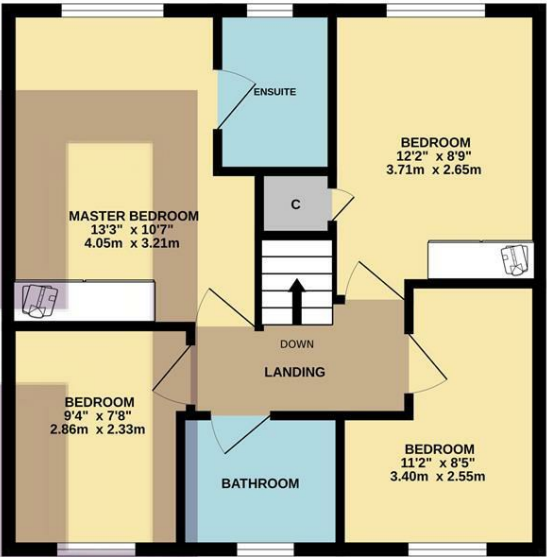


The Layout

GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Current	Potential		Current	Potential	
71			81		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: D
Tenure: Freehold



- Desirable 'Sober Hall' area within Ingleby Barwick
- Much updated and impressive accommodation
- Modern refitted kitchen with appliances and coordinated utility
- Smart refitted family shower room
- Attractive position, tucked back on a lovely private drive
- Recently replaced 'Combi' boiler



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