

Linshiels Grove, Ingleby Barwick



Asking Price £165,000

IH INGLEBY HOMES





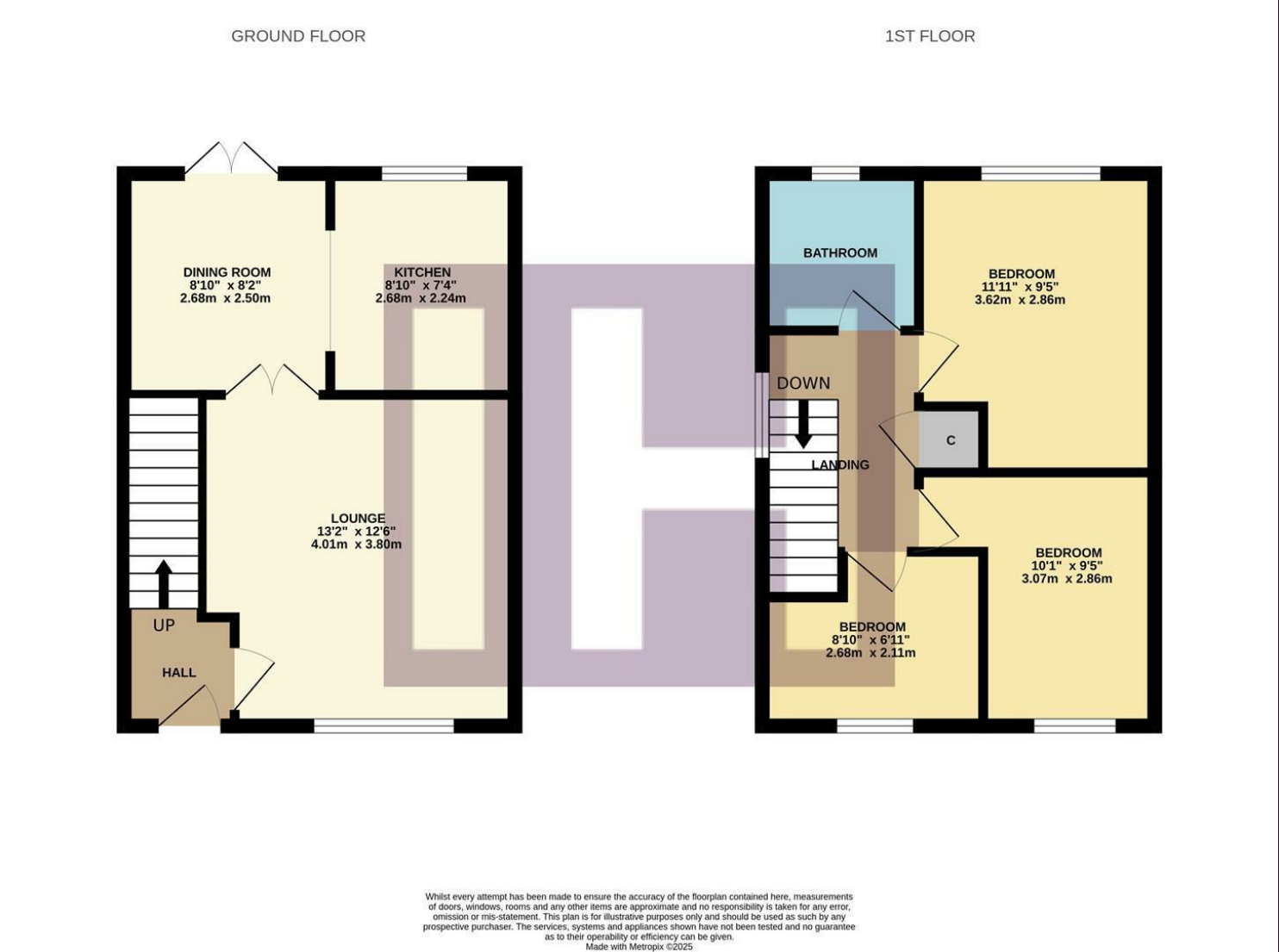
This three-bedroom semi-detached property is situated within the favoured 'Round Hill' area of Ingleby Barwick, perfectly positioned for 'highly thought of' primary and secondary schooling, which will make it attractive to the younger family.

Complimented by a generous rear garden which enjoys a private, green, tree-lined outlook, being fully fence enclosed, with front garden, and side drive allowing off-road parking.

Internally, the property benefits from full gas central heating and UPVC double glazing. The accommodation very briefly comprises an entrance hall, lounge, and open-plan kitchen/diner to the ground floor. The first floor bringing three bedrooms and the modern family bathroom. No forward chain involved.



The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Current			Current		
Potential			Potential		
A (92 plus)			A (81-81)		
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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band:
Tenure:

C
Freehold



- Three-bedroom semi-detached property
- Generous rear garden with private rear outlook, front garden and drive
- Close to 'highly thought of' primary and secondary schooling
- No forward chain
- Early viewing advised