

Port Way, Ingleby Barwick



Asking Price £245,000

IH INGLEBY HOMES





This handsome, larger style three-bedroom detached property boasts a lovely position, sitting on an end plot a enjoying attractive views over greenery toward 'The Dene' in Ingleby Barwick, within this popular Rings location. Benefitting from an enclosed rear garden which brings a sunny southerly aspect, rear single garage and drive.

The external aspect will undoubtedly prove attractive, but the internal strengths should not be overlooked. The spacious accommodation briefly comprises an entrance hall, with full-depth kitchen/dinner to the right - with utility off, and to the left, a separate full-depth lounge with 'French' doors to the rear garden on the ground floor.



The first floor brings three great bedrooms, the 'Master' being especially generous, with impressive ensuite, and separate family bathroom.

The Layout

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

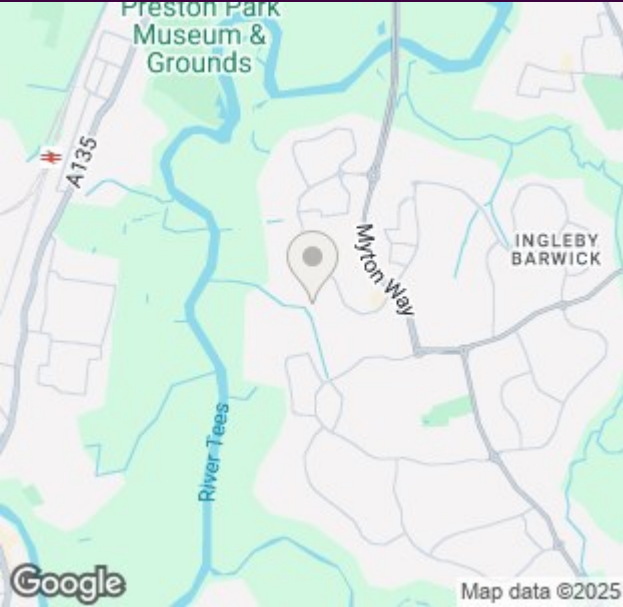
1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (87.9 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	81		(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: D
Tenure: Freehold



- Envious position with views toward 'The Dene'
- Favoured 'Rings' location
- Larger style, three bedroom detached property
- Southerly garden, drive and garage
- Spacious full-depth lounge, and separate full-depth lounge
- Generous 'Master' bedroom with ensuite



www.ingleby-homes.co.uk
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