

Hillbrook Crescent, Ingleby Barwick



Asking Price £227,500

**IH** INGLEBY HOMES









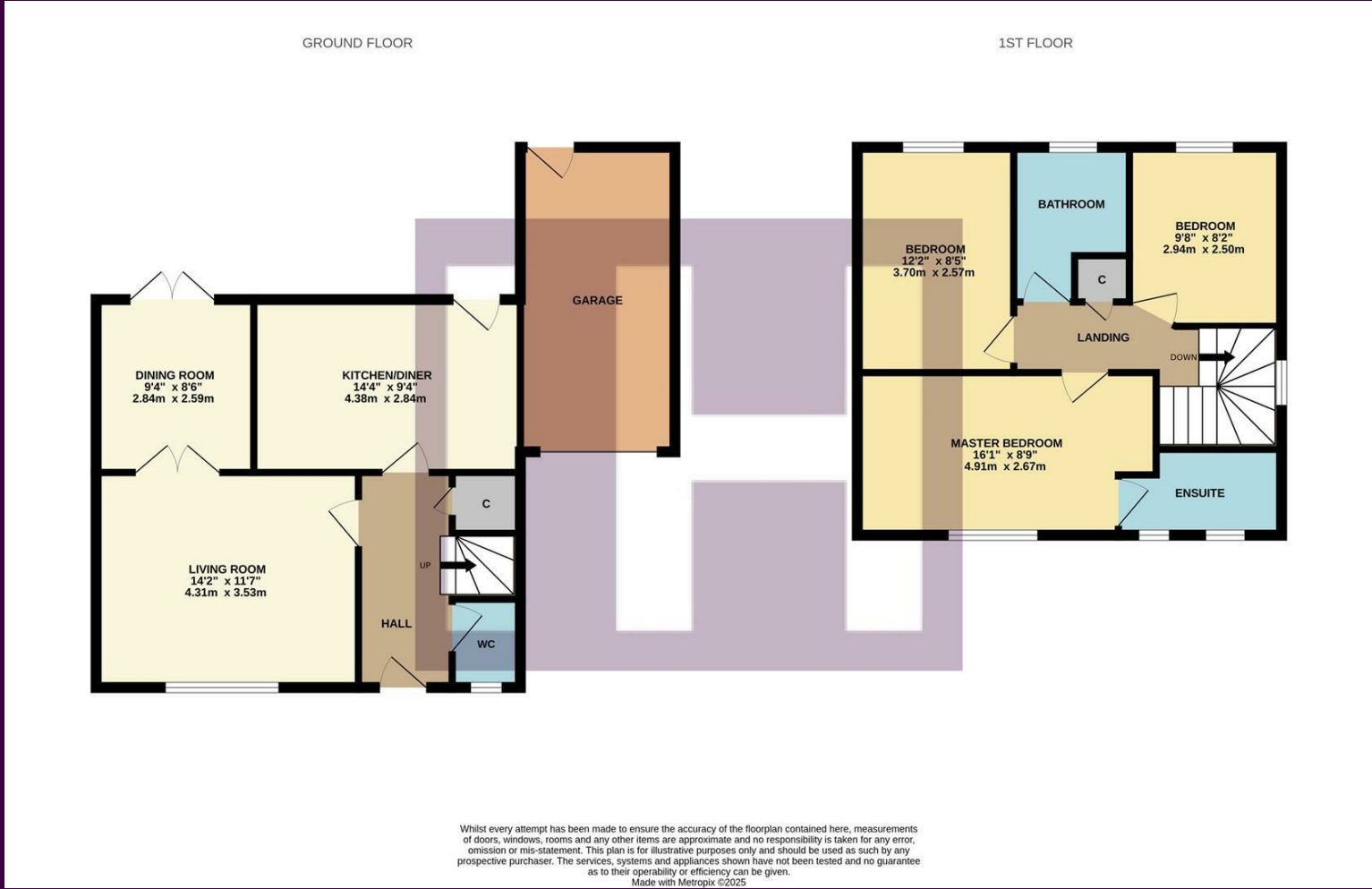
This generously sized, three-bedroom detached property certainly merits early inspection. Situated within this favoured 'Broom Hill' location, ideal for schooling and close to fantastic nearby amenities.

The generous bedrooms are a particular feature, along with the spacious ground floor that delivers a separate lounge, dining room, and kitchen/diner. Very briefly comprising a welcoming entrance hall, cloakroom/WC, lounge, dining room and kitchen/diner to the ground floor. The first floor bringing three good bedrooms, 'Master' with ensuite, and separate family bathroom.

a front garden is laid mainly to lawn, with a side drive allowing off-road parking and approaching the garage. Complimented by the fence enclosed rear garden, with well-tended lawn and patio.



# The Layout



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



Council Tax Band: D  
Tenure: Freehold





- A spacious three-bedroom detached property
- Generous ground floor with separate lounge, kitchen/diner and dining room
- Favoured 'Broom Hill' location
- Master bedroom with ensuite, and separate family bathroom
- Early viewing advised





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