



We are pleased to offer for sale a superb four bedroom detached house in an attractive cul de sac location in the popular Sober Hall area of Ingleby Barwick. Presented in good decorative order throughout with many excellent improvements including a refitted kitchen, the installation of energy saving solar panels and a new gas boiler installed just over one year ago.

Dunmoor Grove is located off Pennine Way within walking distance of schools for all age groups, regular bus services and only a short drive from local shops and Ingleby Barwick centre. An excellent network of roads including provide access to the surrounding residential and commercial areas.

The property offers excellent family sized accommodation with the benefit of gas central heating and upvc double glazing. Offered for sale at a competitive price level and viewing is highly recommended to appreciate the property fully.

Dunmoor Grove, Ingleby Barwick, TS17

0QW

4 Bed - House - Detached

£250,000

EPC Rating: C

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Dunmoor Grove, Ingleby Barwick, TS17 0QW



The accommodation briefly comprises: Entrance Porch, Cloakroom/ wc, Entrance Hall with stairs to the first floor, spacious 22'0 Lounge/ Dining Room with feature fireplace and french doors leading to the rear garden, open plan Kitchen/ Breakfast Room with refitted floor and wall units, some integrated appliances and space for a table and chairs, Landing with access to a part boarded loft with ladder, shelving and electric light, four Bedrooms - all with either fitted or built in wardrobes, En Suite Shower Room/ wc to bedroom one and family Shower Room/ wc.



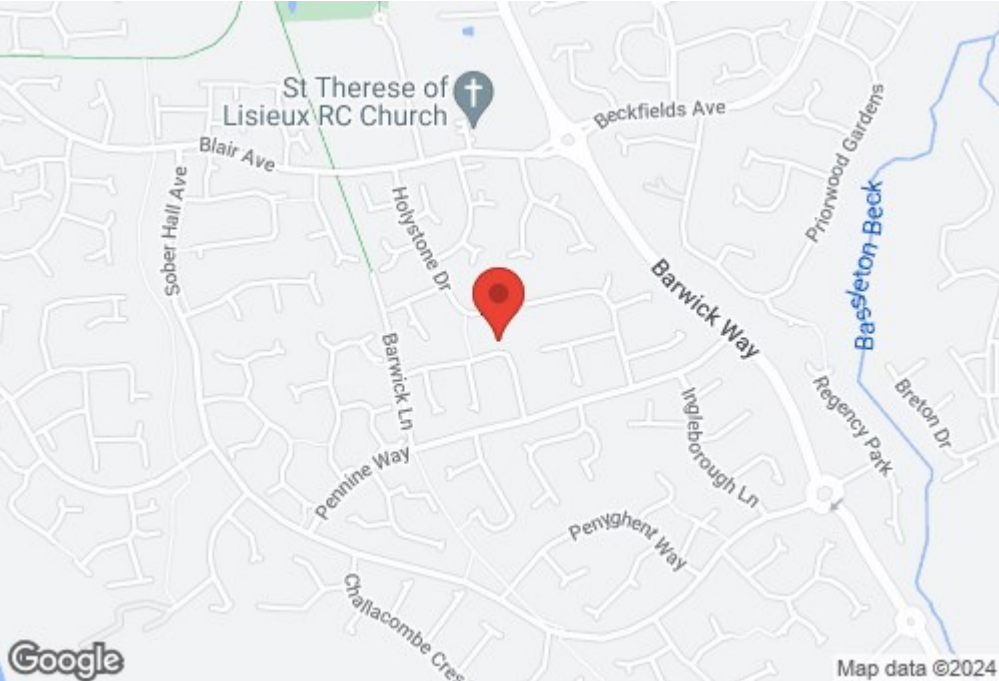
Open plan front garden laid to lawn with established shrubs. Double width tarmac drive providing off street parking for several vehicles and leading to an integral garage 19'8 x 8'4 with up and over door, electric light, power points and wall mounted Worcester gas boiler. Side access to the rear garden. Rear garden enclosed by timber fencing laid to lawn with established shrubs, fruit bushes and plum tree, two paved patio areas, timber garden shed and water tap



For a viewing contact SMITH AND FRIENDS - Estate agent



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Dunmoor Grove
 Approximate Gross Internal Area
 1290 sq ft - 120 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Barwick Lodge, Ingleby Way, Ingleby Barwick,
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