

Cragside Court, Ingleby Barwick



£165,000

**IH** INGLEBY HOMES







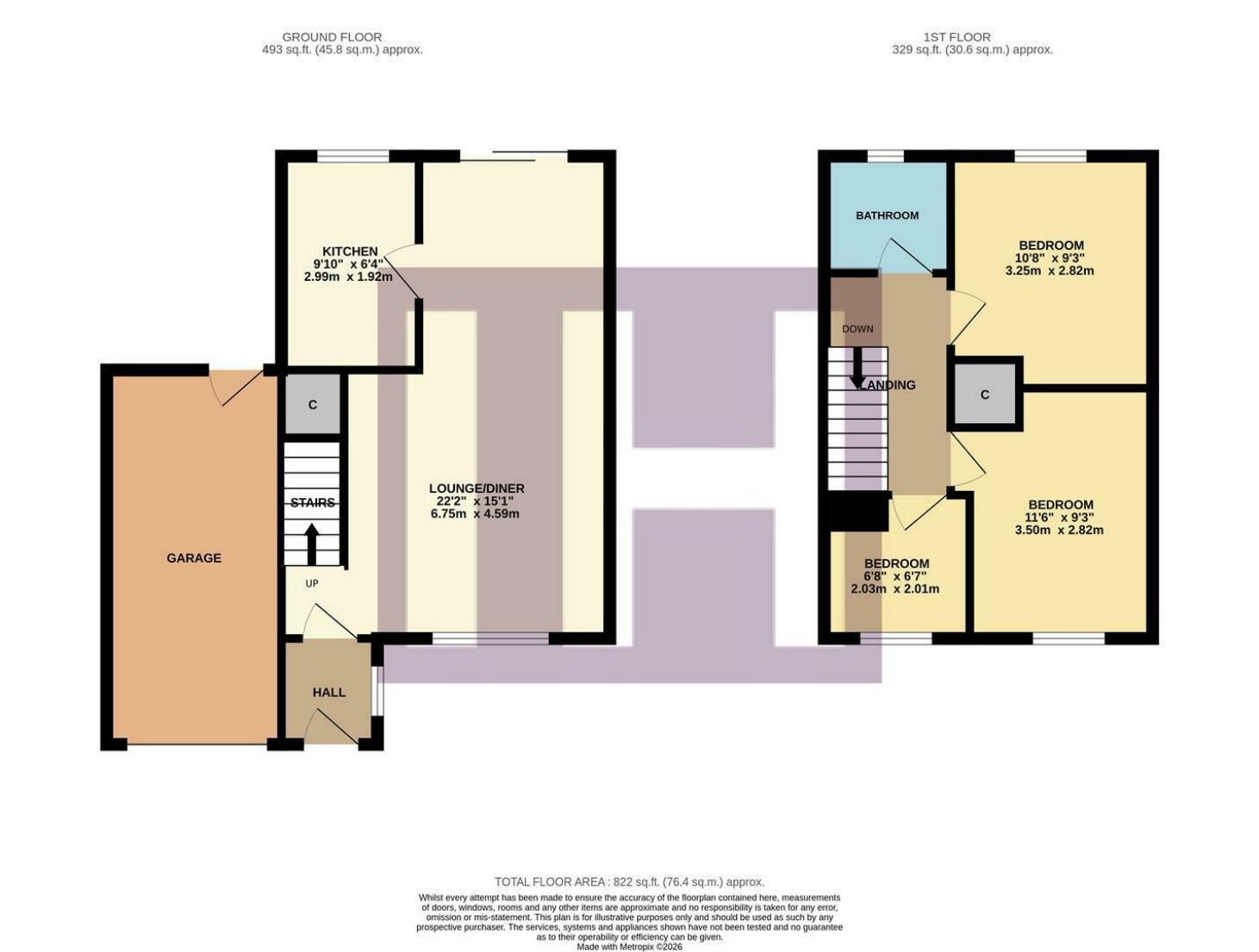
Available with 'No Forward Chain' and presenting an ideal first purchase opportunity, this deceptively spacious three-bedroom semi-detached property certainly merits early inspection.

Enjoying a cul-de-sac position within the popular 'Beckfields' area of Ingleby Barwick, providing front and rear gardens, drive and side garage.

Internally, the property benefits from full UPVC double glazing and gas central heating. Briefly comprising an entrance hall, spacious open-plan lounge/diner, and fitted kitchen to the ground floor. The first floor brings three bedrooms, and the family bathroom.



# 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: C  
Tenure: Freehold





- Cul-de-sac location within established Beckfields area
- Front and rear gardens, drive and garage
- Upvc double glazing and gas central heating
- Generous open-plan lounge/diner
- Three first floor bedrooms
- No forward chain