

Broomlee Close, Ingleby Barwick



£185,000

IH INGLEBY HOMES





This attractive three bedroom property delivers a surprisingly spacious ground floor, largely in part to a professionally converted garage that now delivers an open-plan dining room to the impressive refitted kitchen, whilst a large conservatory is off to the rear, with a spacious rear lounge separate - with 'French' doors to the rear garden.

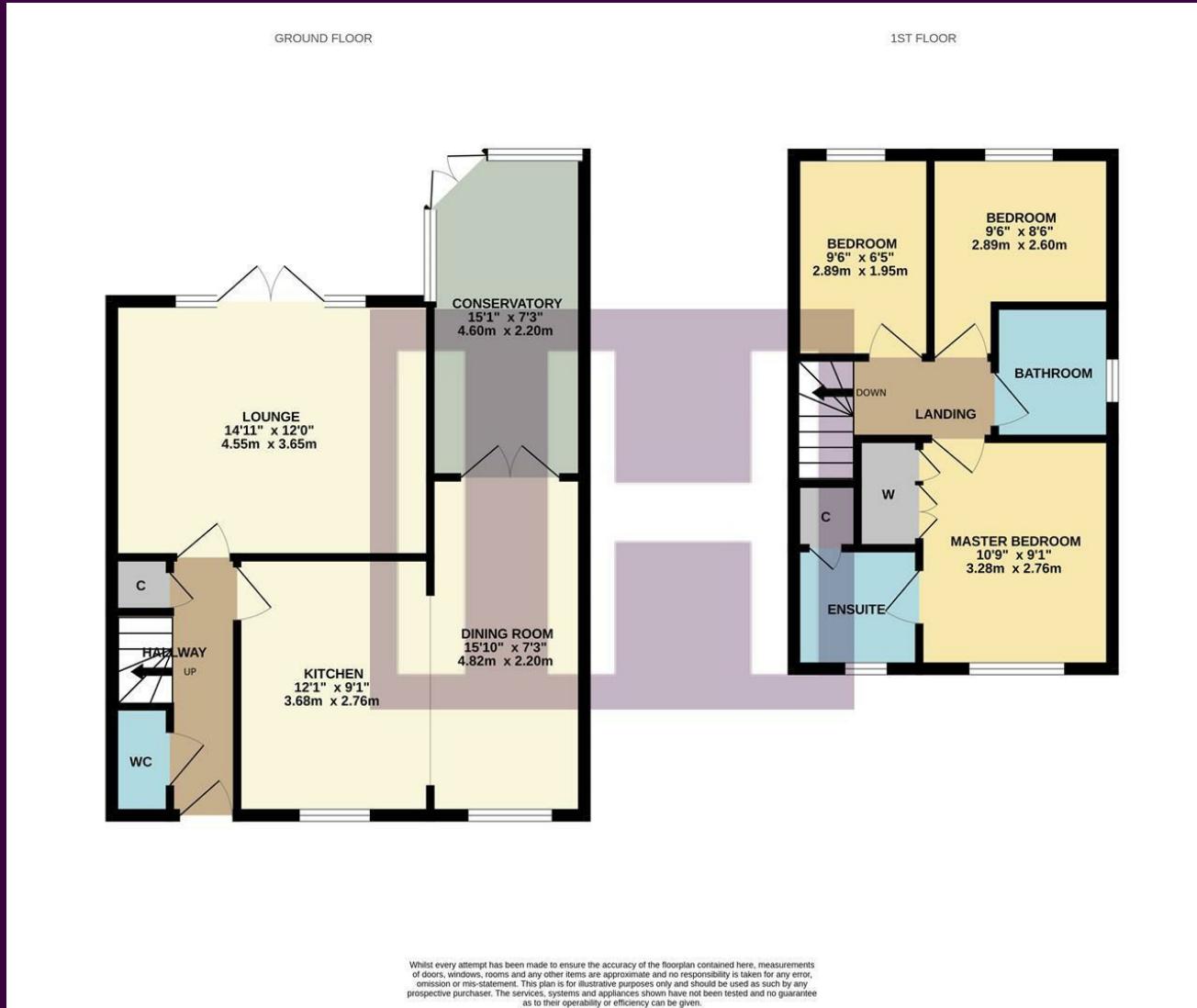
The first floor brings three good bedrooms, 'Master' with ensuite which is currently in the process of being updated, and bedroom three with a range of fitted furniture and pull-out bed, separate modern family bathroom.



Situated within the favoured 'Sober Hall' area of Ingleby Barwick, enjoying an attractive low-maintenance rear garden, laid mainly to block-pave, with timber summerhouse and private rear aspect. The front drive allows off-road parking and runs along side the established front garden.

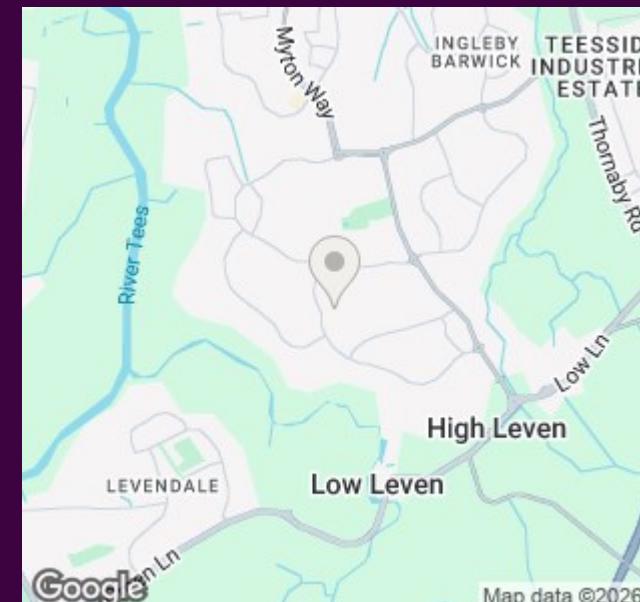
Early viewing advised.

The Layout



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D			83	(55-68) D			
(39-54) E			72	(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs		EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
England & Wales				England & Wales			

The Location



Council Tax Band: Tenure:

C
Freehold



- An extended three bedroom property
- Favoured Sober Hall location within Ingleby Barwick
- Spacious rear lounge with 'French' doors to the garden
- Separate impressive refitted kitchen, open-plan dining room and conservatory
- Three bedrooms, 'Master' ensuite
- Low-maintenance rear garden, lengthy drive