

Coniston Grove, Acklam



£169,995

IH INGLEBY HOMES





This lovely and much improved three bedroom semi-detached home is a terrific example of its kind, tastefully presented and deceptively spacious, early viewing is advised.

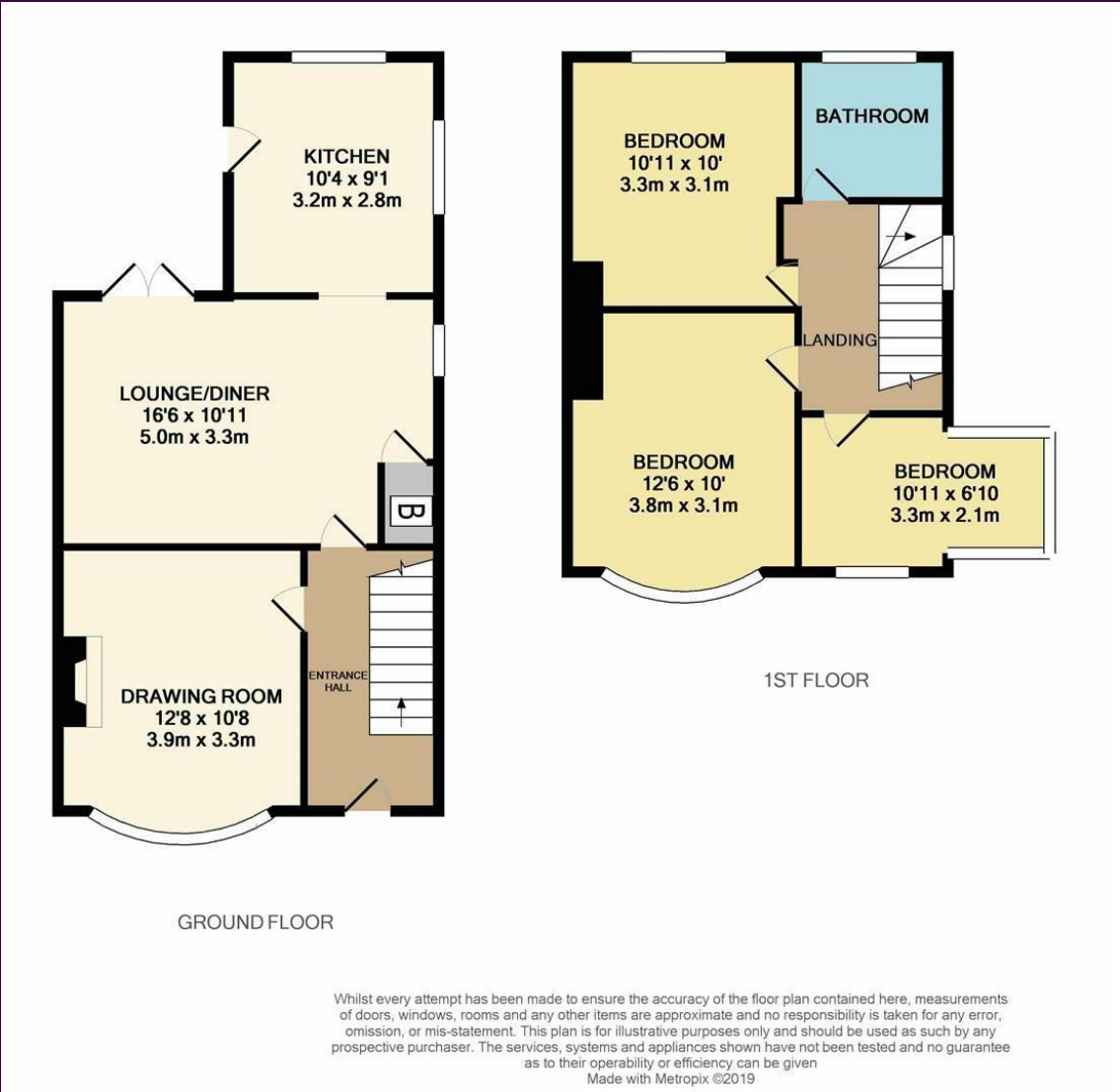
Having undergone a full electrical rewire, the impressive internal accommodation very briefly comprises a welcoming entrance hall, bay-fronted lounge with feature fireplace, separate dining/sitting room with built-in shelving and seating - with storage incorporated, and an attractive fitted kitchen on the ground floor.

The first floor brings a modern family bathroom, and three good bedrooms. The side bay-from the third bedroom is a particular feature, assuring all three bedrooms are spacious and practical, in comparison to many other locally which have a 'box-room'.

Benefitting from full UPVC double glazing and gas central heating.

An attractive rear garden is fully enclosed and enjoys a sunny southerly aspect, with lawn, large timber deck and garage, accessed from the gated side drive.

The Layout



Council Tax Band: C
Tenure: Freehold

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

The Location





- Traditional 'bay-fronted' three bedroom property
- Deceptively spacious and tasteful throughout
- Separate lounge, dining room, and modern kitchen
- Three spacious first floor bedrooms
- Established, popular Acklam location
- Attractive rear garden, garage, front garden
- Fully re-wired, UPVC double glazed and gas central heating



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01642 671025

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