

Cades Grove, Ingleby Barwick



£175,000

IH INGLEBY HOMES





This attractive, and deceptively spacious three-bedroom property enjoys off road parking, whilst being situated within the very popular 'Rings' development of Ingleby Barwick, ideal for fantastic local amenities.

Modern and well presented, internally, the accommodation comprises an entrance hall, cloakroom/WC, lounge and impressive separate kitchen/diner to the ground floor. The first floor brings three bedrooms, 'Master' with ensuite, and separate family bathroom.



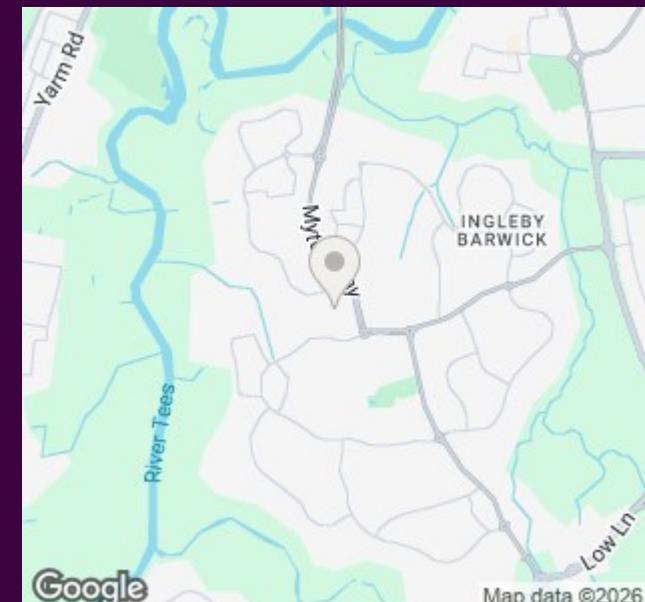
The rear garden is fully fence enclosed and laid mainly to lawn, with large far-end timber deck/seating area. Being of particular interest to the 'first time' or 'buy to let' purchaser, Ingleby Homes recommended.

# The Layout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	94		
(81-91) B	81		
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## The Location



Council Tax Band:  
Tenure:

C  
Freehold



- Impressive three bedroom property
- Favoured 'Rings' location, fantastic local amenities
- Off-road parking to the front and enclosed rear garden
- Smart open-plan kitchen/diner, separate lounge
- Master bedroom with modern ensuite
- Viewing advised