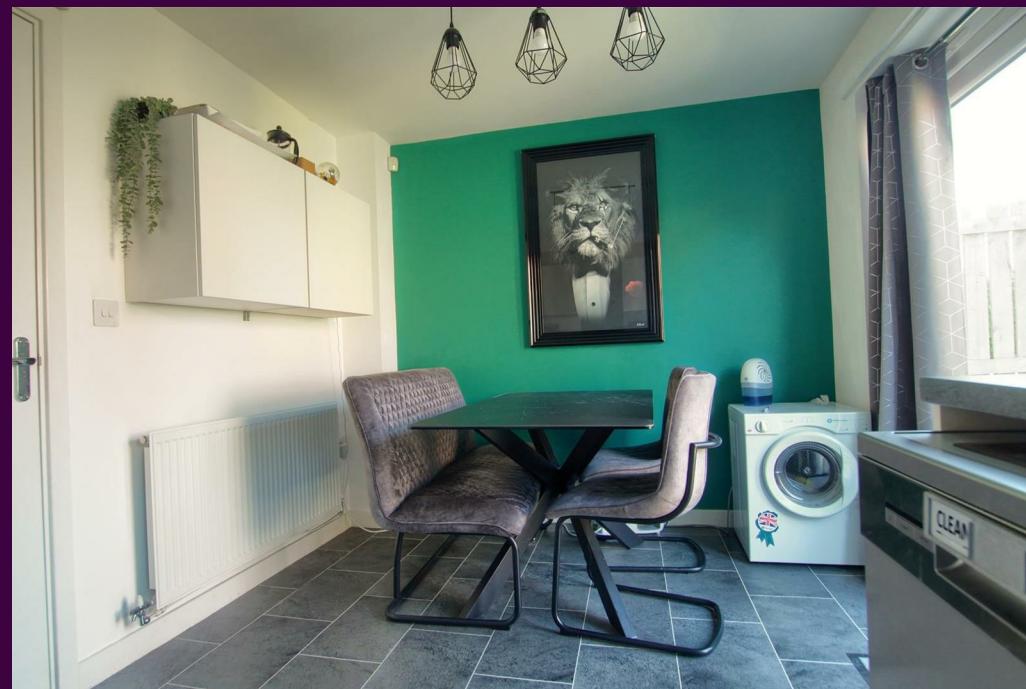


Cades Grove, Ingleby Barwick



Offers Over £169,750

IH INGLEBY HOMES





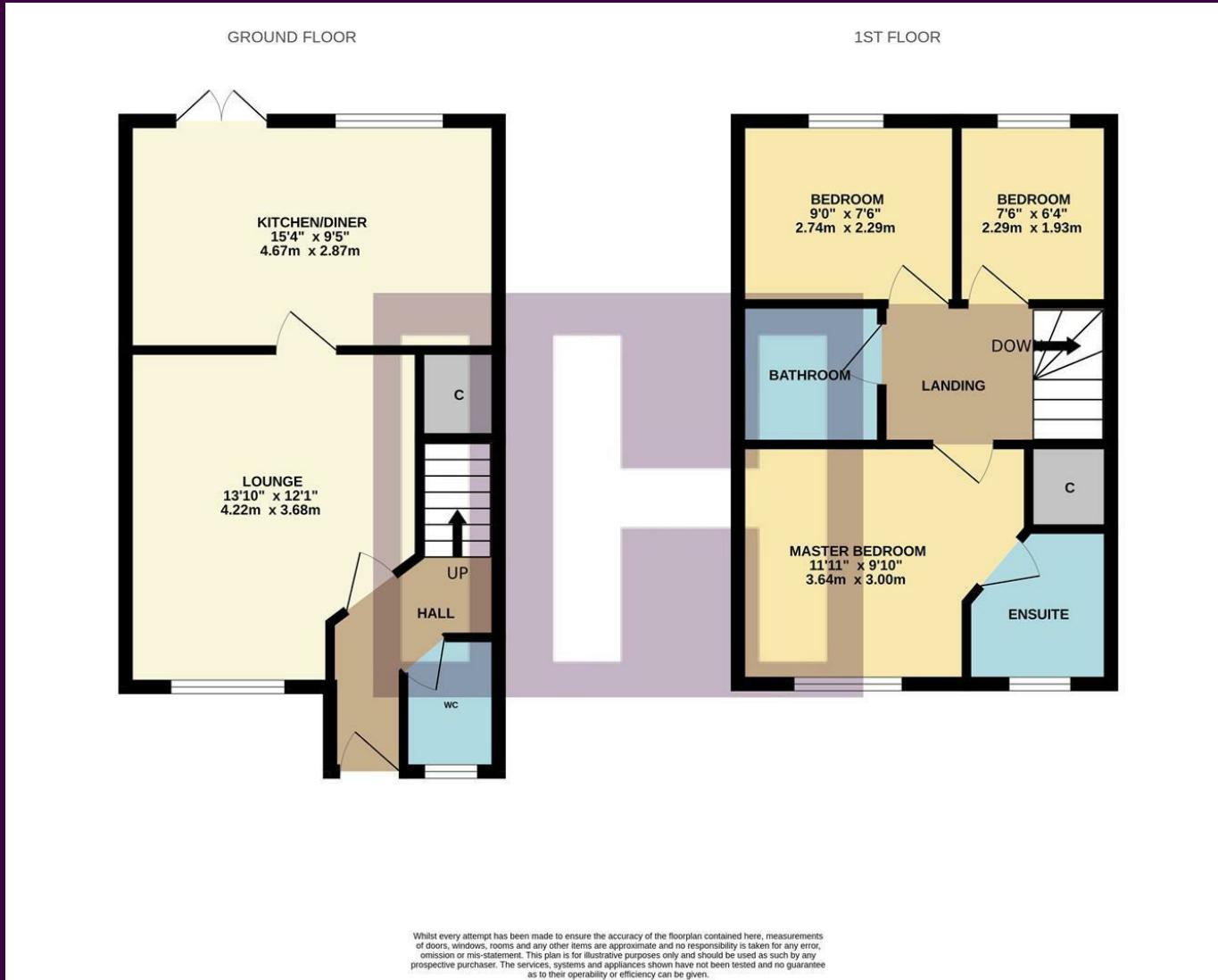
Sensibly priced, and an ideal first purchase - early inspection is advised when it comes to this attractive, and deceptively spacious three-bedroom property.

Situated within the favoured 'Rings' development of Ingleby Barwick, close to fabulous amenities, whilst enjoying an enclosed rear garden, and two parking spaces in front, with EV charging point.

Internally, you arrive into an entrance hall noticing the quality 'Karndean' flooring, a feature which continues through the ground floor, continuing to find the spacious living room, and impressive open-plan kitchen/diner on the ground floor. The first floor delivers three bedrooms, the 'Master' with modern ensuite, whilst bedroom three is currently optimised as a dressing room, separate stylish family bathroom.



The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<small>Very energy efficient - lower running costs</small>					
(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		
<small>Not energy efficient - higher running costs</small>					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

The Location



Council Tax Band:
Tenure:

C
Freehold



- Sensibly priced, early viewing advised
- Deceptively spacious three bedroom property
- Favoured Rings location within Ingleby Barwick
- Off-road parking for two vehicles, enclosed rear garden
- Spacious lounge and separate kitchen/diner
- Master bedroom with ensuite