

Henshaw Drive, Ingleby Barwick



Asking Price £205,000

IH INGLEBY HOMES





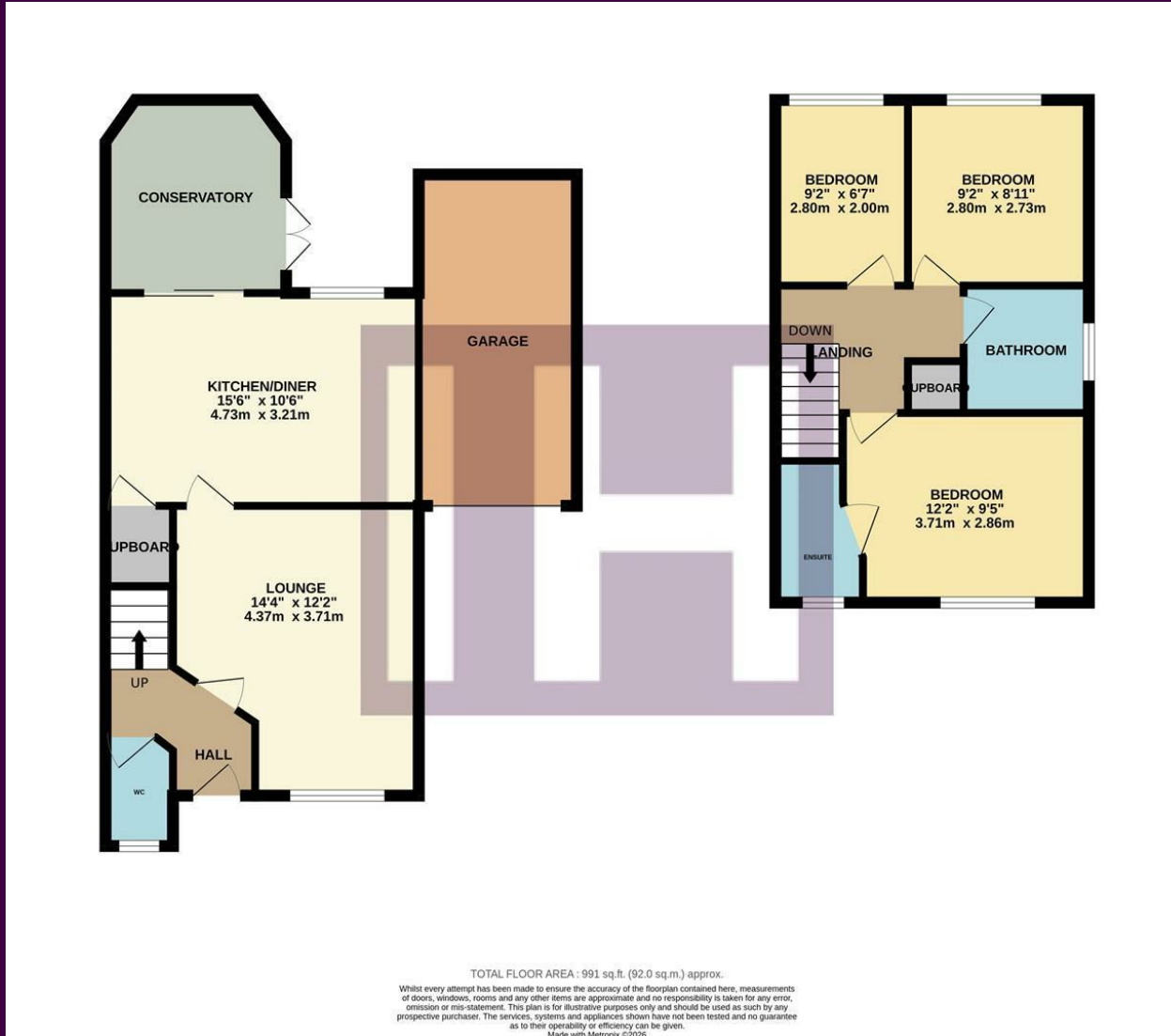
Enjoying an attractive position, set-back into a private drive, whilst being perfectly situated for 'highly regarded' schooling, both primary and secondary, this three bedroom detached property may be of particular interest to younger family's.

To the front, a side drive approaches the garage, passing the front garden of lawn and established greenery, complimented by the generous rear garden, being fully fence enclosed, surprisingly private, with lawn, near-end patio and soft-bark area - all with a sunny, southerly facing aspect.



Internally, the accommodation comprises an entrance hall, cloakroom/WC, lounge, open-plan kitchen/diner and rear conservatory to the ground floor. The first floor brings three bedrooms, the larger primary with fitted robes and ensuite shower room. Separate family bathroom.

The Layout



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

The Location



Council Tax Band: C
Tenure: Freehold



- Three bedroom detached property
- Attractive and private, southerly rear garden, drive and garage
- Pleasant position off private drive
- Close to 'highly regarded' schooling
- Lounge, open-plan kitchen/diner and rear conservatory
- Three first floor bedrooms, primary with fitted robes and ensuite shower room.