



Offers Around £158,000

Bancroft Drive, Ingleby Barwick

**IH** INGLEBY HOMES







Built to the popular 'Mosely' design by Persimmon Homes, and delivering accommodation over three levels, this modern 'town-house' is available with No Forward Chain.

Located in the 'heart' of Ingleby Barwick, with fabulous amenities on-hand, including shopping, eateries and bars. Two parking spaces directly in front of the property, with a fully fence-enclosed rear garden and laid to lawn with near-end deck, boasting a desirable sunny, westerly aspect.

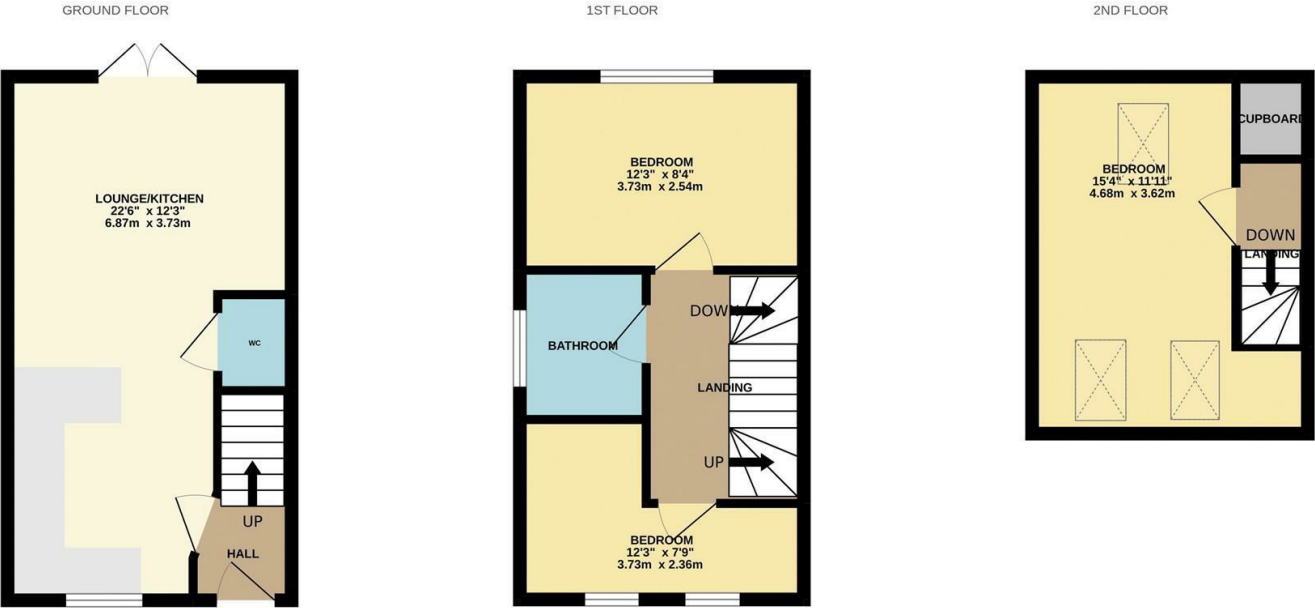
Internally, the accommodation comprises an entrance hall, modern open-plan kitchen/dining/living space with 'French' doors to the rear garden, and a cloakroom/WC. The first floor brings two bedrooms, the rear a comfortable double, with the family bathroom in between. A further double bedroom is found on the second floor.

An ideal first purchase, or buy-to-let.





# The Layout



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		94	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C	82		(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



Council Tax Band: B  
Tenure: Freehold



- Modern town house
- Accommodation over three levels
- Open-plan kitchen/dining/living space
- Ideal first purchase or buy-to-let
- Westerly rear garden, off-road parking
- Replaced boiler (Nov 2024)