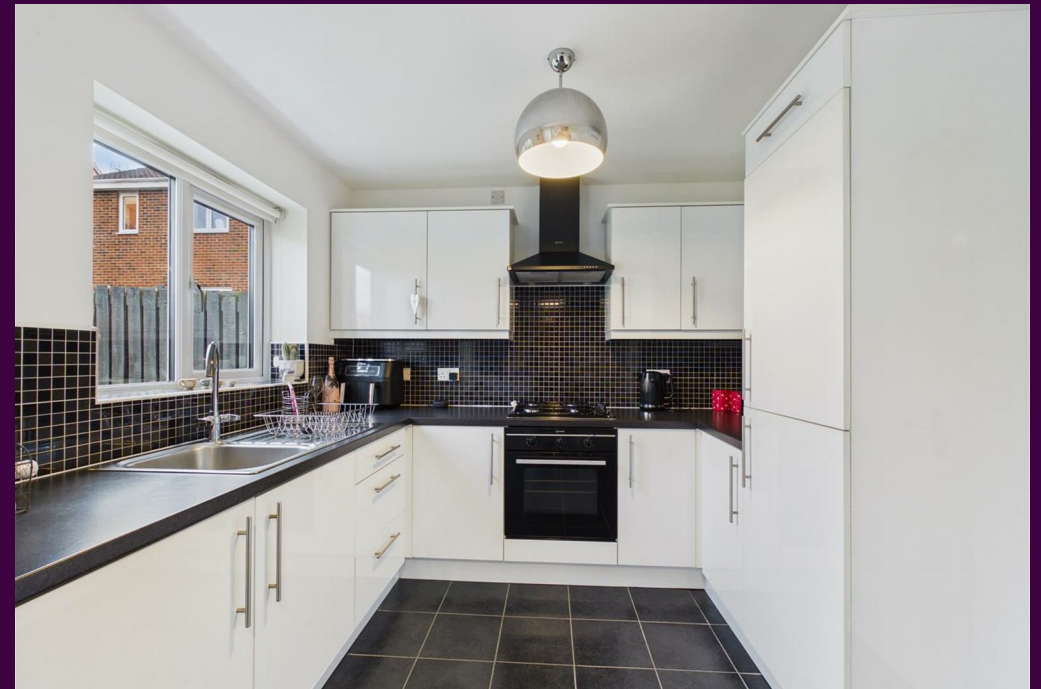


Goodrich Way, Ingleby Barwick



Asking Price £235,000

IH INGLEBY HOMES





A fine example of its kind - This impressive three bedroom detached home certainly merits early inspection, being modern and immaculately presented throughout.

The attractive ground floor accommodation is further enhanced with a professionally executed garage conversion which helps deliver an additional sitting room - a space that offers versatile use, presenting the ideal play room, or home office. Adding the the ground floor that brings an entrance hall, smart lounge, open-plan kitchen/diner, utility and cloakroom/WC.

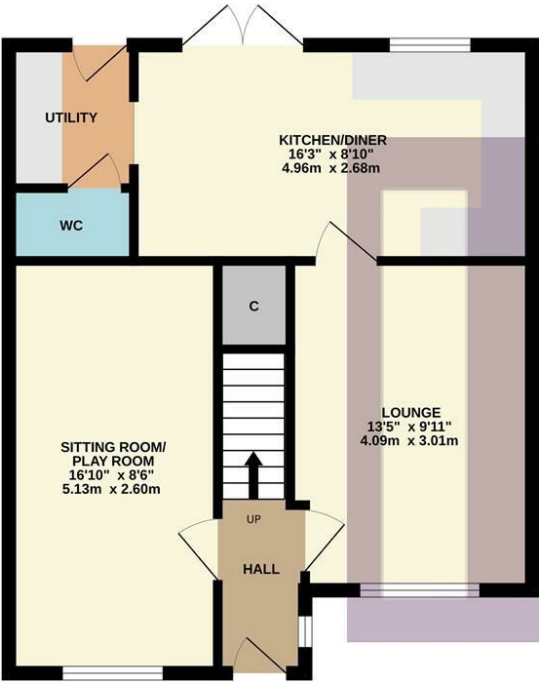


The first floor provides three bedrooms, the generous 'Master' with modern ensuite and fitted robes - a feature repeated in bedroom two. Separate family bathroom.

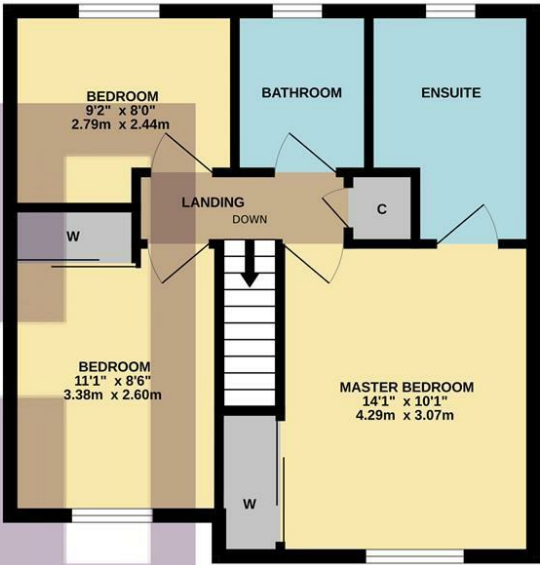
Situated within the popular 'Broom Hill' area of Ingleby Barwick, close to fabulous amenities and 'highly regarded' schooling, whilst enjoying a generous enclosed rear garden which brings a near end patio, additional far-end patio, with lawn between, and summer house.

The Layout

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

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 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			(1-20) G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

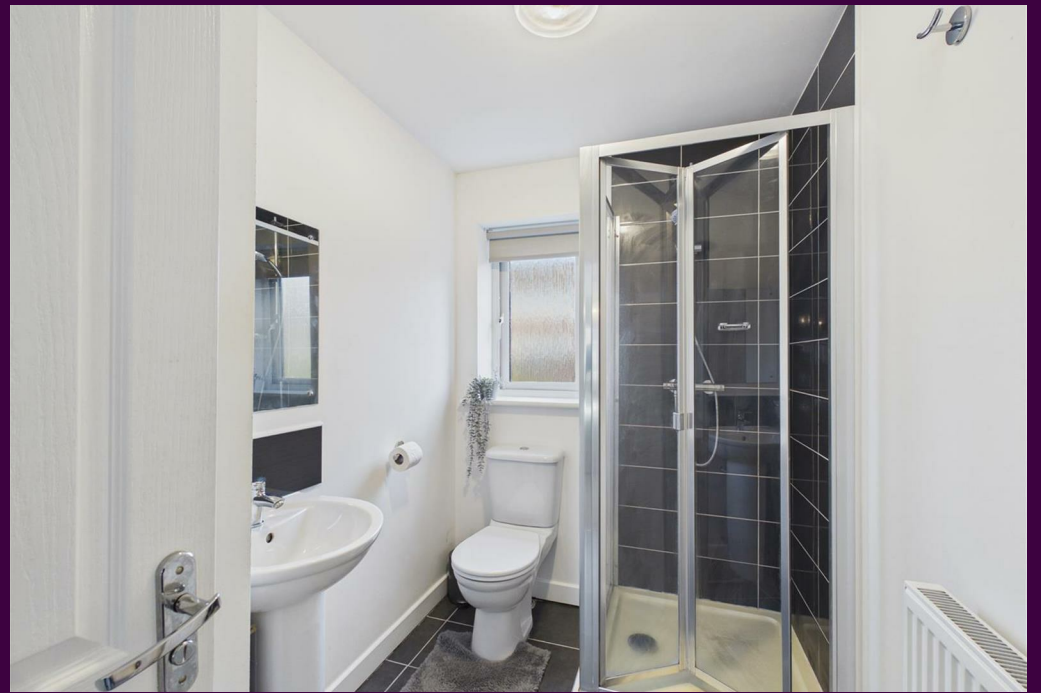
The Location



Council Tax Band: D
Tenure: Freehold



- A very attractive three bedroom detached property
- Accommodation enhanced with a professionally executed garage conversion
- Separate lounge and impressive kitchen/diner
- Three bedrooms, spacious 'Master' with robes and ensuite
- Enclosed rear garden with two patios and summer house
- Modern and immaculately presented
- Viewing advised



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