

Cradoc Grove, Ingleby Barwick



£180,000

**IH** INGLEBY HOMES







Perfectly positioned for 'highly thought of' primary and secondary schooling, this three bedroom semi-detached property is available for sale with 'No Forward Chain'.

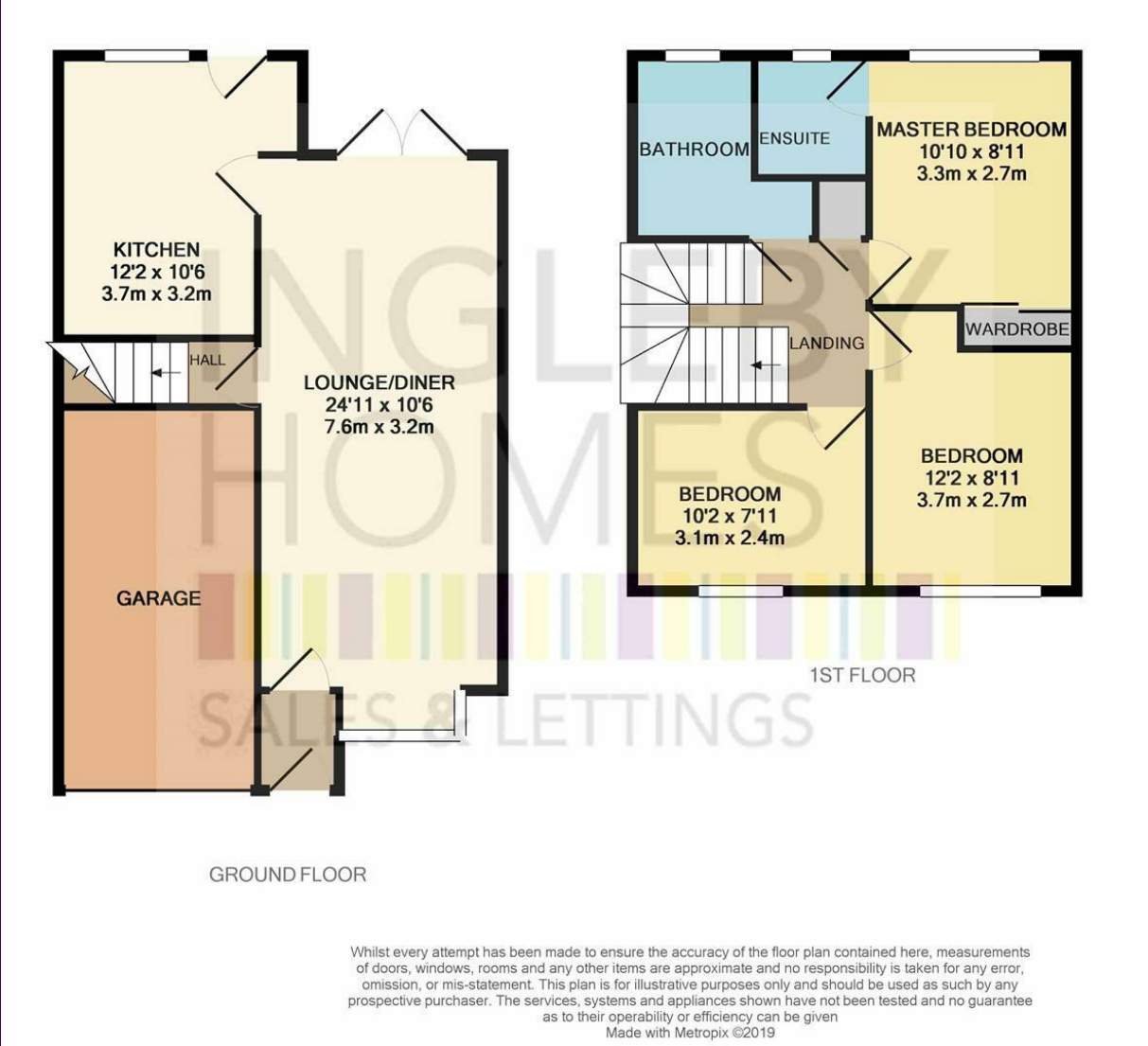
A popular design that delivers three double bedrooms, 'Master' with robes and ensuite, making it attractive to a wide variety of buyers, early viewing is certainly recommended. Benefitting from UPVC double glazing and gas central heating, whilst enjoying an enclosed rear garden, front garden, block-paved drive and integral garage.



Internally, the deceptively spacious accommodation comprises an entrance hall, large through-lounge/diner, and separate kitchen to the ground floor. The first floor bringing the three bedrooms, ensuite and separate family bathroom.



# The Layout



Council Tax Band: C  
Tenure: Freehold

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> 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





- Three double bedrooms, 'Master' with ensuite
- Ideally located for local schooling options
- Enclosed rear garden, front garden, drive and garage
- Spacious through-lounge/diner
- Available with 'No Forward Chain'