

Shapwick Place, Ingleby Barwick



£174,995





Built to the ever popular Persimmon 'Souter' design, a property that appeals to wide variety of buyers, delivering space across three levels, with a particular feature being the three, generous double bedrooms.

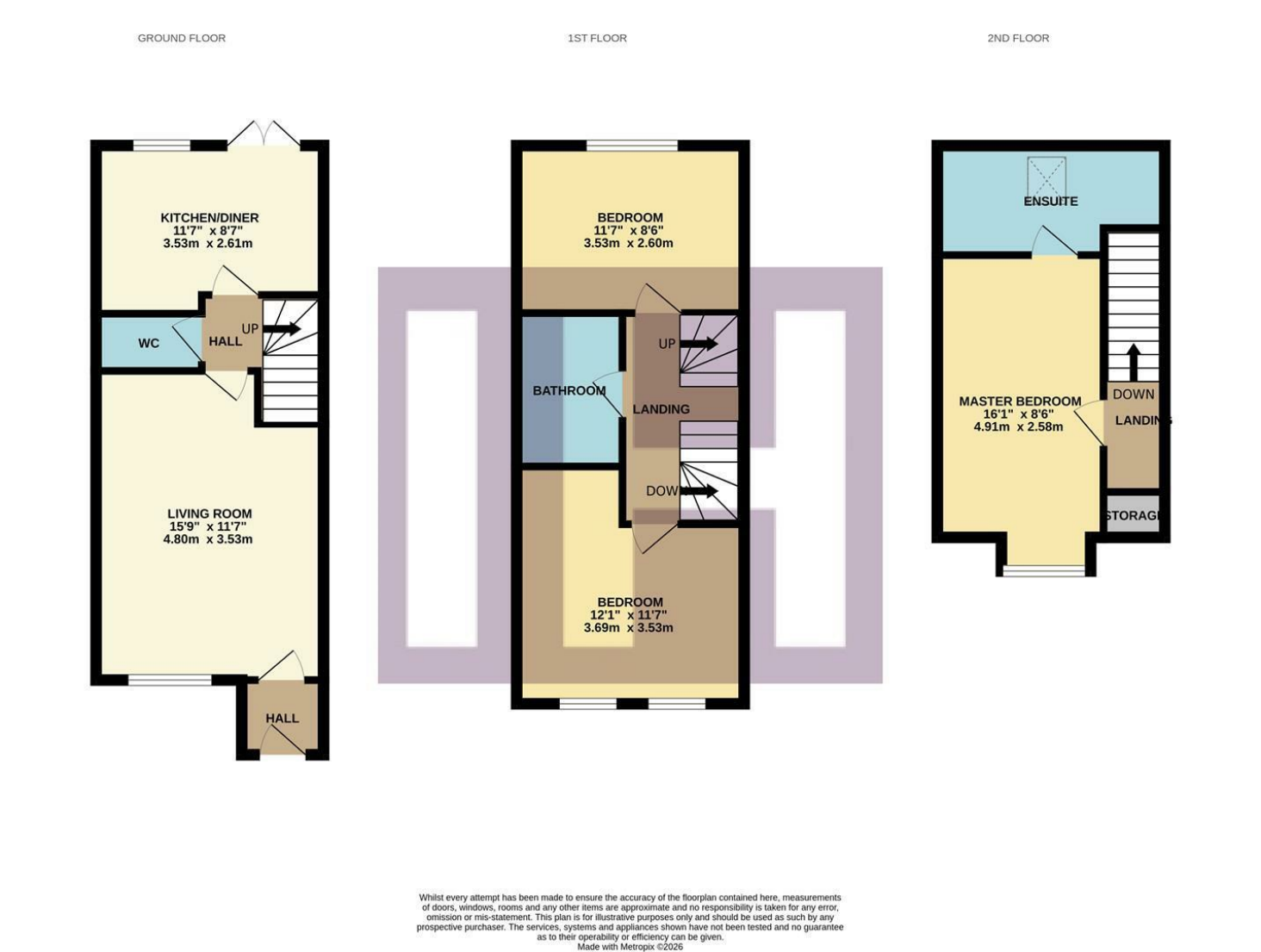
Situated within the favoured Rings development of Ingleby Barwick, whilst enjoying a landscaped, westerly facing rear garden, with near end patio, artificial lawn and timber shed - all fence enclosed. With an allocated parking bay to the front, and additional visitor bays.

Available with 'No Forward Chain' - early viewing is advised.



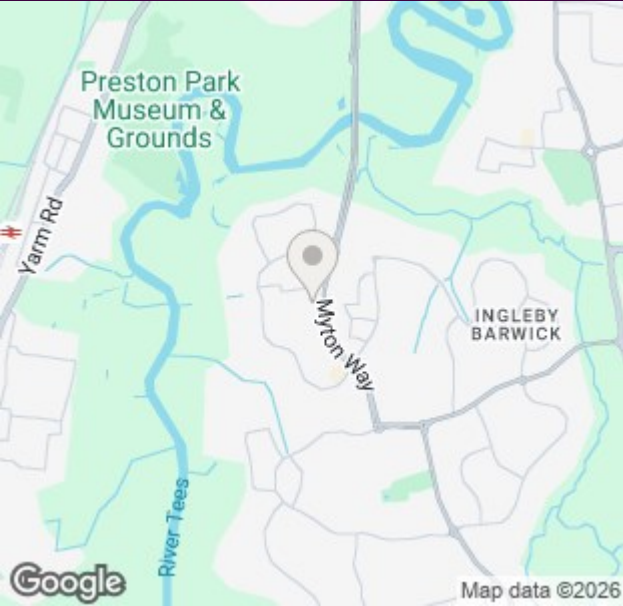
Briefly, the accommodation comprises an entrance hall, lounge, inner hall, cloakroom/WC and kitchen/diner to the ground floor. The first floor bringing two of the double bedrooms, with a modern family bathroom in-between. The 'Master' bedroom sits on the second floor, enjoying a modern ensuite.

The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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		
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: C
Tenure: Freehold



- Modern, three level townhouse
- Three generous double bedrooms, 'Master' with ensuite
- Westerly, low-maintenance landscaped garden
- Available with 'No Forward Chain'
- Rear kitchen/diner with 'French' doors to the garden
- Allocated parking bay and additional visitor spaces